Edilfin srl
via Giorgio Strehler 19 - 25080 Manerba del Garda
Phone number 0365551761

Apartment
Lugana
€ 355.000
Ref. 33091021-105

98 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

Ref: EG-021-105
In the heart of Lugana di Sirmione, in a strategic location just 200 meters from the lakefront and convenient to all major amenities, we offer for sale an exclusive four-room duplex apartment located in a recently and tastefully renovated residence.
The entire complex has just benefited from a major Ecobonus project, both structural and energy-related, which has brought all the residential units to energy class A1, ensuring living comfort, efficiency, and savings.
The apartment, located on the first floor, requires only a furniture refresh and comprises a bright living area with a fully equipped kitchen, as well as a practical anteroom and a bathroom. Large French windows lead to a pleasant 20 sq m terrace, ideal for al fresco lunches, dinners with friends, and moments of relaxation.
A comfortable staircase leads to the sleeping area, consisting of:
A spacious double bedroom with a private terrace and large custom-made wardrobes. A large bathroom with a window, bathtub and shower. A second double bedroom with a balcony. A third single bedroom with a small balcony. The renovation works included:
New-generation windows, solar shading, condensing boilers, controlled mechanical ventilation, solutions that ensure high energy efficiency and superior living comfort in every season.
The property includes a private garage and a splendid shared swimming pool available to residents, perfect for making the most of the beautiful season on Lake Garda.
An ideal solution as a first home, holiday home, or as an investment in one of the most sought-after locations in the area.

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This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Certification

Energy Class: A1

Property details

Address: via caravaggio, 3

Bedrooms: 3

Bathrooms: 2

Rooms: 4

State of Preservation: Good

Level: 1

Total Floor: 2

Indipendent heating: Indipendent

Current Status: Free for the notarial deed

Building Costs: € 90

Balconies: Present

Terrace: Present

Garden: Common

Sea Distance: 200 meter

Kitchen: Open kitchen

Box: Single

Pets Allowed: Yes

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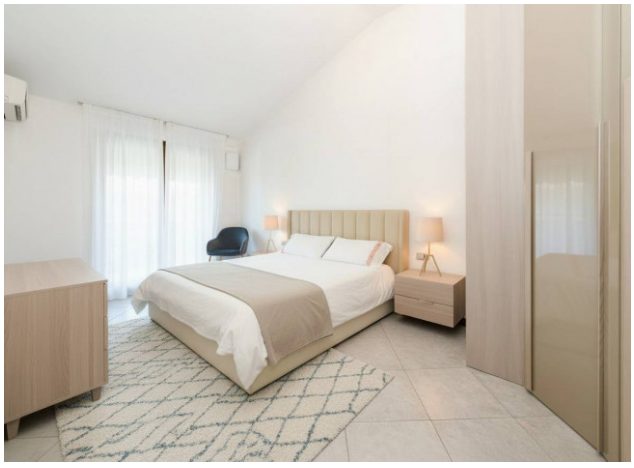

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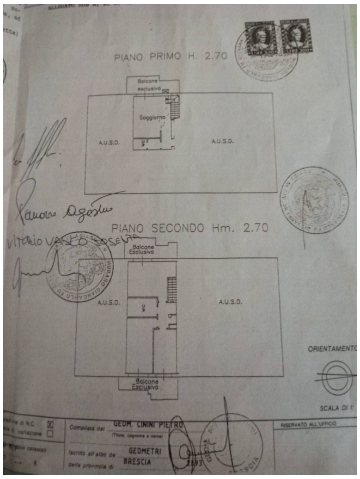

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