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

Apartment
€ 369.000
Ref. 33091022-288

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

Ref: DM-022-288
Four-room apartment with lake view, two bathrooms, balcony, and two exclusive parking spaces in a residence with swimming pool.
A short distance from Saḷ, in a quiet area surrounded by greenery, we offer a unique apartment located within a small residence created from the renovation of a farmhouse approximately 20 years ago. The property is the result of the union of two residential units, a feature that makes it suitable as a primary residence for a large family, as a solution for two independent families, or as an investment for short-term rentals. The ground floor has its own private entrance and houses a living area with kitchen and living room, a double bedroom, and a bathroom. An internal staircase connects this level to the first floor, which also has a second independent entrance. This floor features a living room with lake views and an open-plan kitchen, a large double bedroom, and an additional room currently used as a bedroom, as well as a second bathroom and a balcony. A deliberate external opening for exclusive use creates an additional space for al fresco dining. The interior of the home is characterized by warm materials such as terracotta, parquet floors, and exposed wooden beams, which create a welcoming atmosphere. Residents of the residence enjoy a large, well-maintained shared garden, a swimming pool, and a barbecue area. The property also includes two private parking spaces. This spacious, easy-to-manage, move-in property is located in a private setting yet close to all amenities.
This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

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Certification

Energy Class: D

Property details

Address: le parti, 1	**Zip Code**: 25087
Bedrooms: 3	**Bathrooms**: 2
Rooms: 4	**State of Preservation**: Excellent
Level: On two-levels	**Total Floor**: 2
Indipendent heating: Indipendent	**Parking**: Uncovered Parking
Suitable for Students: Yes	**Year built**: 2006
Current Status: Free for the notarial deed	**Building Costs**: € 230
Balconies: Present	**Terrace**: Present
Garden: Common	**Sea Distance**: 2.000 meter
Kitchen: Open kitchen	**Pets Allowed**: Yes

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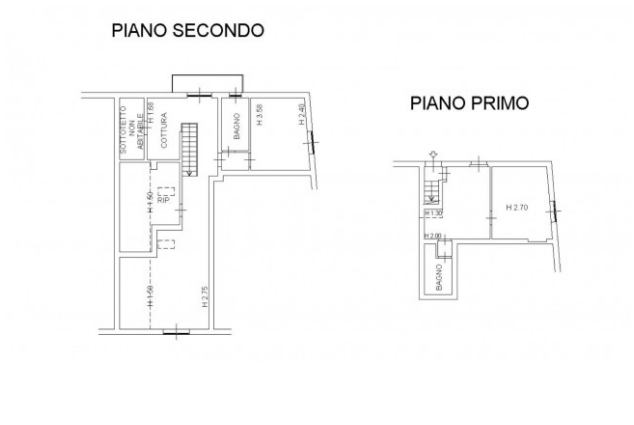

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