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

Apartment
San Benedetto di Lugana
€ 349.000
Ref. 33091024-104

90 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

Ref: PR-024-104
Three-room ground floor apartment with a large porch and double gardens at Garda Resort Village, a splendid residence with a huge park, swimming pools, a restaurant, and a wide range of sports and recreational facilities.
A wonderful solution for your lake holidays.
The ground floor apartment is being sold furnished, with high-quality furnishings. The living area is very spacious and bright, with an entrance hallway, a custom-designed kitchenette, and large French windows leading to the porch and private garden overlooking one of the residence's swimming pools. The apartment is on a raised ground floor with no steps or entrance stairs, making it practical and very private. Being raised, the views of the outside and the pool are more dominant than those from a standard ground floor apartment.

The 16 sq m porch is equipped with a barbecue, ideal for outdoor dining and enjoying the warm weather. The sleeping area is separated from the living area by a hallway. There are two bedrooms, one with a French window leading to the private porch/garden, and a bathroom with shower.
Covered parking space and cellar included.
The apartment is equipped with an independent hot/cold air conditioning system with a heat pump.

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The residence is located on the southern shore of Lake Garda, surrounded by greenery, centrally located between the two towns of Peschiera del Garda and Sirmione.
Its location allows you to enjoy the benefits offered by the surrounding tourist resorts, without giving up tranquility.
The architecture of the buildings, the scenic pools bordered by dry stone walls, and the meticulously landscaped gardens with olive trees and other Mediterranean plants create a truly evocative atmosphere.
At the entrance to the complex there is a manned concierge, and inside the driveway runs along a perimeter ring that frees the village from cars, allowing you to stroll and enjoy the internal areas in complete tranquility, with greater safety for families and children of all ages.
Inside the residence we find swimming pools, tennis courts, a multipurpose field (five-a-side football and basketball), beach volleyball courts, bocce courts, a children's playground, a bar and a restaurant-pizzeria and a reserved area for private parties: Climate, decor and location make the difference and make it unique.
Services included:
• 7-day concierge with access control and surveillance all year round
• large swimming pools with large solarium areas and lifeguard service
• gardening for both common green areas and private gardens
• cleaning and various maintenance services
• rental management for owners who want to rent.

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

Property details

Address: Località Sermana, 1
Bedrooms: 2
Bathrooms: 1
Rooms: 3
State of Preservation: Good
Level: Ground Floor
Total Floor: 2
Indipendent heating: Indipendent
Parking: Carport
Suitable for Students: Yes
Current Status: Free for the notarial deed
Building Costs: € 400
Terrace: Present
Garden: Private
Sea Distance: 300 meter
Kitchen: Kitchenette
Pets Allowed: Yes

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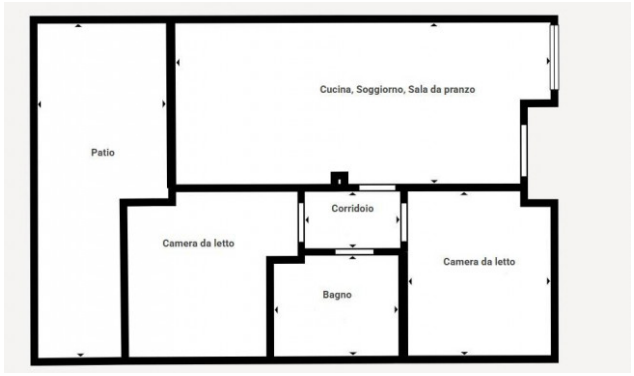

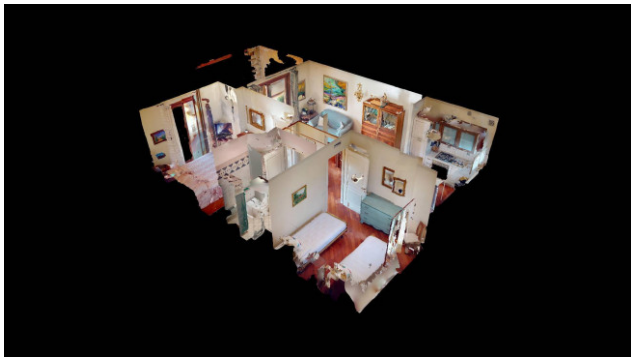

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