

**Townhouse
Maderno
€ 540.000
Ref. 33091022-298**



142 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

Ref: DM-022-298

Terraced house with lake view in Toscolano Maderno

Living on the first hill of Toscolano Maderno means enjoying absolute tranquility in a well-kept and welcoming neighborhood. This recently renovated townhouse is located at the end of a closed-to-traffic street; the private access road ends right here, ensuring complete privacy, away from traffic and noise.

The main entrance is from the front garden, which offers an exceptional and completely unobstructed view of the lake. No one will ever build on it; this view will always remain that way. A sheltered porch leads to the living area, which features a ventilated fireplace and connects to a generously sized eat-in kitchen. The eat-in kitchen leads to the second private garden at the rear, providing outdoor access on both sides of the house. The ground floor is completed by a functional bathroom with a window, shower, toilet, and sink.

On the first floor, the parquet-floored sleeping area offers maximum flexibility: the master bedroom is flanked by two other bedrooms, which, thanks to a sliding door, can be transformed into one large room. The terrace on this floor offers a unique, breathtaking view of Lake Garda. The modern and well-finished master bathroom serves the entire level. Independence: with the exception of the tunnel leading to the garage, the house is completely self-sufficient, with no common areas, meetings, or the need for neighbors to vote. Therefore, there are only €100 per year in condominium fees for garage access. No other condominium fees apply.

The property is being sold fully furnished; the furnishings have been barely used and are practically new, while the finishes and color scheme have been tastefully chosen. The basement includes a cellar/laundry room and a 17 sq m garage. With a living area of 118 sq

m, which reaches a total of 134 sq m with appurtenances, it is an ideal solution for both a family seeking independence and as a prestigious, ready-to-move-in vacation home.

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

Certification

Energy Class: E

Property details

Address: via sant' ambrogio, 42

Bedrooms: 3

Bathrooms: 2

Rooms: 5

State of Preservation: Excellent

Level: On two-levels

Total Floor: 3

Independent heating: Independent

Year built: 1997

Current Status: Free for the notarial deed

Building Costs: € 5

Terrace: Present

Garden: Private

Sea Distance: 1.000 meter

Kitchen: Regular Kitchen

Box: Single

Pets Allowed: Yes









