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

Apartment
€ 359.000
Ref. 33091067-24

92 sq.m. | Bathrooms: 2 | Bedrooms: 1 | Rooms: 2

Ref: GC-067-24
In Manerba del Garda, within the Borgo del Torchio residence, we offer for sale a two-room apartment with an exclusive porch, two bathrooms, a private garden, and a large basement storage area.

The apartment has been recently renovated and is in excellent condition. The ground floor living area comprises a living room with an open-plan kitchen, a bathroom with a window, and a double bedroom with direct access to the private rear garden.

The living area leads to a private porch of approximately 13 m2, which can be used as a livable outdoor space during the summer season.

The basement features a large utility room currently furnished as a guest and relaxation area, complete with a sofa bed and a double bed. On the same level is a second full bathroom with a large shower.

The property does not have a garage or private parking space; however, there are numerous easily accessible parking spaces in the

immediate vicinity of the residence.

Heating and cooling are provided by inverter heat pumps. The residence recently approved the replacement of the existing systems with new units, with the cost already approved by the condominium meeting and to be paid by the current owner.

The Borgo del Torchio residence is undoubtedly one of the most renowned in the area, located just a few minutes' walk from La Romantica beach and Porto Torchio. The complex, spanning approximately 30,000 square meters, offers large green spaces, five swimming pools with hydromassage and waterfalls, tennis and soccer fields, a playground with ping pong, a fitness area, a barbecue area, a bar/kiosk, concierge and security services, and a shared bicycle/motorcycle storage area.

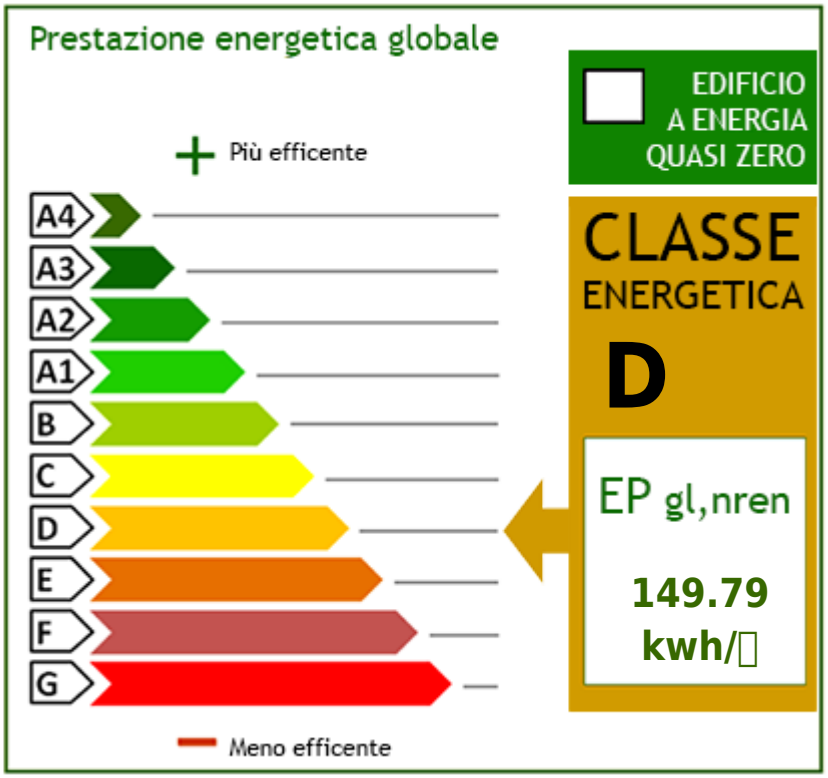
An ideal holiday home on Lake Garda, perfect for those seeking a well-maintained setting with plenty of amenities, just steps from the lake and in one of the most sought-after areas of Manerba del Garda.

Measurements:
main house: 57 m2
private gardens: 57 m2
basement: 39 m2
porches: 13 m2

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

Property details

Address: Via del Torchio, 21/F	**Zip Code**: 25080
Bedrooms: 1	**Bathrooms**: 2
Rooms: 2	**State of Preservation**: Restored
Level: Ground Floor	**Total Floor**: 2
Indipendent heating: Central Heating	**Year built**: 2006
Current Status: Free for the notarial deed	**Building Costs**: € 390
Garden: Private, 47 sq.m.	**Sea Distance**: 480 meter
Kitchen: Open kitchen	


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
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A2
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CLASSE ENERGETICA
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Meno efficente

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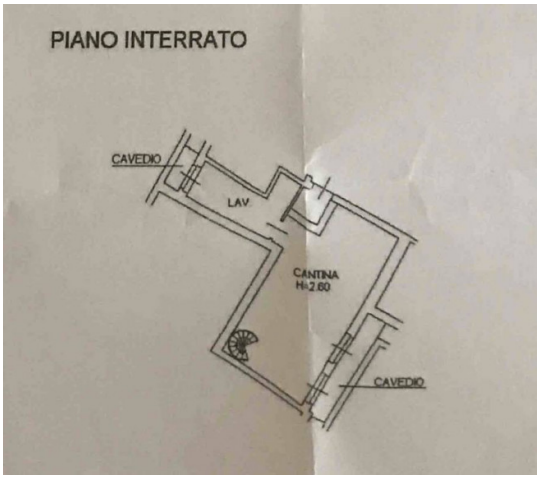

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