

Code: [V002067](#)

## HOUSE NEAR THE CENTRE WITH LAKE VIEWS IN MANERBA DEL GARDA

Via Atleti Azzurri d'Italia Manerba del Garda BS Italia

**SALE**  
**520.000€**

Beds 4    Bathrooms 3    Commercial 220 mq    Garden 220 mq

### DESCRIPTION:

Close to the centre of Manerba del Garda, in an area convenient to all services and only 1,5 km away from the beautiful beach of Pisenze, we offer for sale a detached house with glimpses of the lake view from the upper floors, currently divided into two independent flats and arranged on two floors plus attic and basement. Ground floor unit: living room, separate kitchen, two double bedrooms, two bathrooms, laundry/utility room, porch on the front and barbecue area on the back. Unit on the first floor: living room, separate kitchen, two double bedrooms, utility room, bathroom, terrace with lake view and three balconies. Internal stairs lead to the second and top floor where we find the attic, of excellent size and equipped with a balcony with a view of the lake, ideal to be converted into a third living unit or to extend the flat on the first floor. The property is completed by a large warehouse/tavern in the basement and a room on the ground floor currently used as a triple garage. We remain at your disposal for further information and on-site visits.

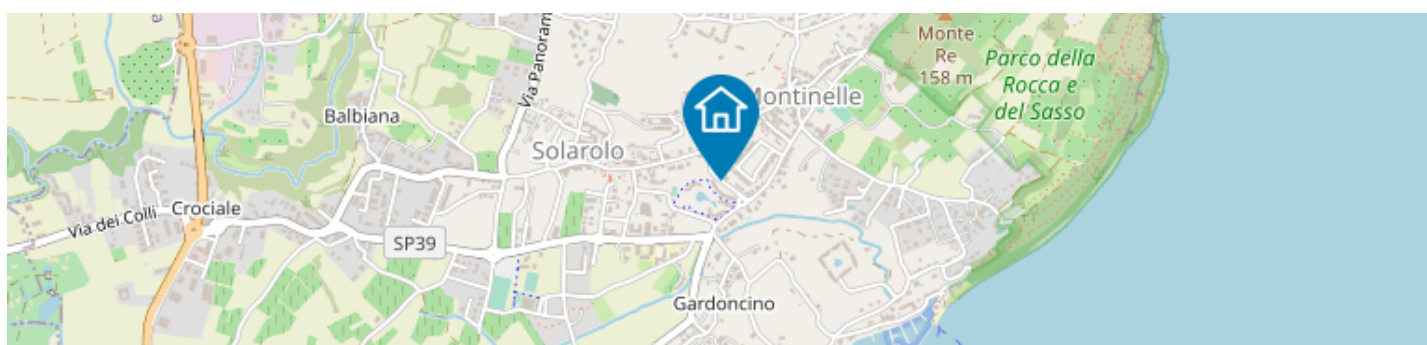
## ADDITIONAL INFORMATION

|                           |                                |                                 |                               |
|---------------------------|--------------------------------|---------------------------------|-------------------------------|
| <b>Energy Rating:</b> G   | <b>Minimum IPE:</b> -          | <b>Heating:</b> Independent     | <b>State:</b> To Be Renovated |
| <b>Grade:</b> Medio       | <b>Position:</b> Center        | <b>View:</b> Lake View          | <b>Orientation:</b> -         |
| <b>Rooms / Locals:</b> 11 | <b>Floor:</b> -                | <b>Building Floors:</b> 2       | <b>Internal Levels:</b> 4     |
| <b>Garage:</b> -          | <b>Mq Garage:</b> -            | <b>Parking Space:</b> -         | <b>Terraces:</b> 1            |
| <b>Mq Terraces:</b> 30    | <b>Balconies Mq:</b> 12        | <b>Arcades:</b> 1               | <b>Mq Arcades:</b> 9          |
| <b>Garden:</b> No         | <b>Kitchen:</b> Eat-In Kitchen | <b>Furniture:</b> Not Furnished | <b>Annual Expenses:</b> -     |



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Entry
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Theft Protection



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