



Code: [V002522](#)

## 4-ROOM APARTMENT WITH LAKE VIEW AND PRIVATE GARDEN IN PADENGHE SUL GARDA

Via Rovetta Padenghe sul Garda BS Italia

**SALE**  
**795.000€**

Beds	Bathrooms	Commercial	Garden
 3	 2	 118,82 mq	 124,6 mq

### DESCRIPTION:

A few steps from the historic centre of Padenghe sul Garda and only one kilometre from the lake, in a quiet residential area with splendid panoramic views of the lake, we offer for sale an exclusive residential complex under construction. The project includes ten residential units, distributed between ground floor and first floor, complete with spacious garages, a shared pool and a large solarium area. The ground-floor units, the protagonists of this proposal, offer an independent entrance through a beautiful private garden and a large porch, ideal spaces for enjoying moments of relaxing time outdoors and admiring the splendid views of the greenery, the pool and the lake. The interiors have been designed to ensure maximum comfort and brightness: the entrance opens onto a spacious living area, with dining area and kitchen (which can be separated), enriched by large windows that lead directly to the porch, from which one can admire the wonderful view of the lake. A technical room, located in the living area, can be used as a practical storage room or as a laundry room, with the possibility of providing this function also in the basement. The sleeping area is divided into two separate areas. The first includes two large bedrooms, both with access to a second private garden located at the rear, and a bathroom with shower. The second sleeping area, oriented towards the lake and overlooking the porch, consists of a spacious master bedroom with private bathroom and walk-in wardrobe. From the porch, a convenient private staircase leads directly to the basement, where a large additional room and a triple garage are located, providing direct and easy access to the house. The property also includes a private parking space in the common parking area, thus always having the possibility of parking up to four cars. This prestigious solution stands out for its attention to detail, the high quality of the finishes and the systems designed to ensure high energy savings and low environmental impact. We are available for further information and on-site visits.

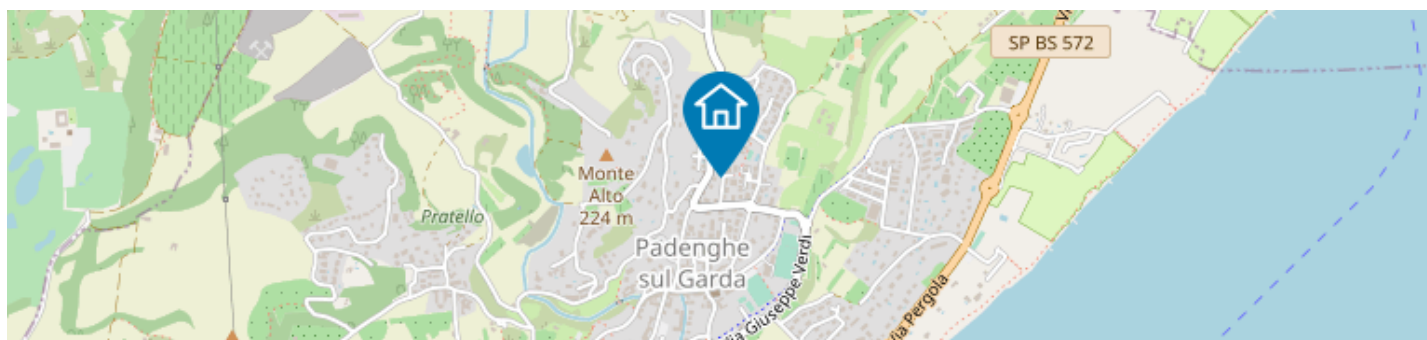
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A3	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Under Construction
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> -	<b>Building Floors:</b> -	<b>Internal Levels:</b> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> 49,1	<b>Parking Space:</b> 1	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 43,5
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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