



Code: [V002527](#)

## NEW TOWNHOUSE A SHORT DISTANCE FROM THE LAKE IN DESENZANO DEL GARDA

Via Colli Storici Desenzano del Garda BS Italia

**SALE**  
**350.000€**

|      |           |            |          |
|------|-----------|------------|----------|
| Beds | Bathrooms | Commercial | Garden   |
| 1    | 1         | 50,14 mq   | 69,27 mq |

### DESCRIPTION:

A short distance from the lake and the beaches of Rivoltella, conveniently located near services and major road networks, within a new residential complex of 11 townhouses, we offer for sale a two-level terraced house with private garden. Ground floor: living room with kitchenette, master bedroom, bathroom and hallway. First floor: attic space to be adapted according to your needs. Covered parking space with pergola. Energy-efficient building rated A4. Possibility for customization and choice of finishes. Expected delivery: Spring 2025. An excellent option as a first or second home, or as an investment. We are available for further information.

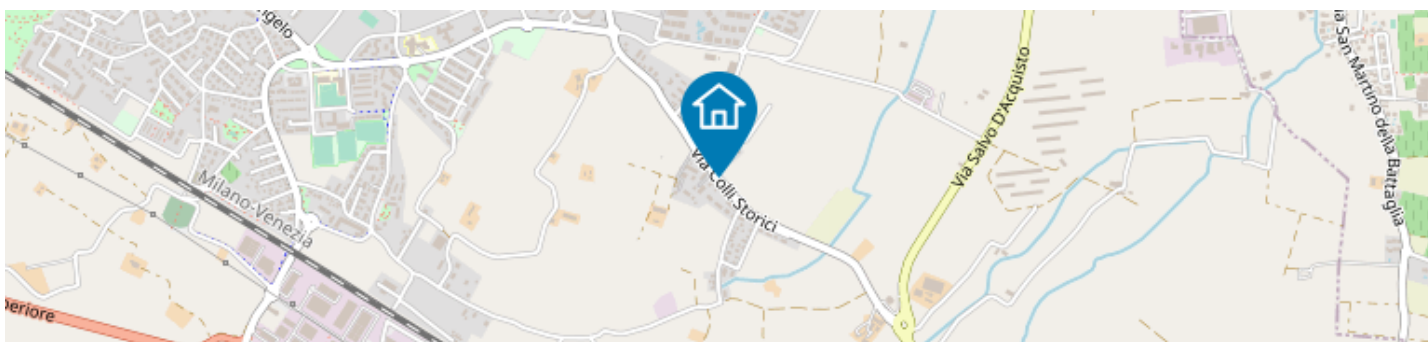
## ADDITIONAL INFORMATION

|                          |                              |                                 |                           |
|--------------------------|------------------------------|---------------------------------|---------------------------|
| <b>Energy Rating:</b> A4 | <b>Minimum IPE:</b> -        | <b>Heating:</b> Independent     | <b>State:</b> Renovated   |
| <b>Grade:</b> Medio      | <b>Position:</b> Suburb      | <b>View:</b> Garden View        | <b>Orientation:</b> -     |
| <b>Rooms / Locals:</b> 3 | <b>Floor:</b> -              | <b>Building Floors:</b> 2       | <b>Internal Levels:</b> 2 |
| <b>Garage:</b> -         | <b>Mq Garage:</b> -          | <b>Parking Space:</b> 1         | <b>Terraces:</b> -        |
| <b>Mq Terraces:</b> -    | <b>Balconies Mq:</b> -       | <b>Arcades:</b> -               | <b>Mq Arcades:</b> -      |
| <b>Garden:</b> Private   | <b>Kitchen:</b> Open Kitchen | <b>Furniture:</b> Not Furnished | <b>Annual Expenses:</b> - |



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Shutters
- ✓ Mosquito Nets
- ✓ Photovoltaic System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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