

Code: [V002535](#)

EXCLUSIVE LAKEFRONT PENTHOUSE IN SIRMIONE IN SIRMIONE

Via XXV Aprile Sirmione BS Italia

SALE
1.200.000€

Beds Bathrooms Commercial

 2  2  95 mq

DESCRIPTION:

In a unique setting on the beautiful peninsula of Sirmione, we offer for sale an exclusive lakefront penthouse located in an elegant complex of only eight units, with pool and direct access to the lake. Located on the second floor and easily accessible by lift, the flat offers a spacious living area with open kitchen, characterised by large windows leading to the magnificent terrace, where you can spend relaxing moments admiring a breathtaking view of the lake and the sunsets thanks to its west-facing exposition. The sleeping area, accessible from the living area via a convenient hallway, includes a single bedroom, a bathroom with bath and a splendid master bedroom with private bathroom, overlooking the lake and with direct access to the terrace. The property is completed by a covered parking space and two large cellars, located in the basement and easily accessible by lift. A unique and rare opportunity, enriched by exclusive shared areas, including a large garden and a scenographic pool immersed in the lake landscape. We remain at your disposal for further information and site visits.

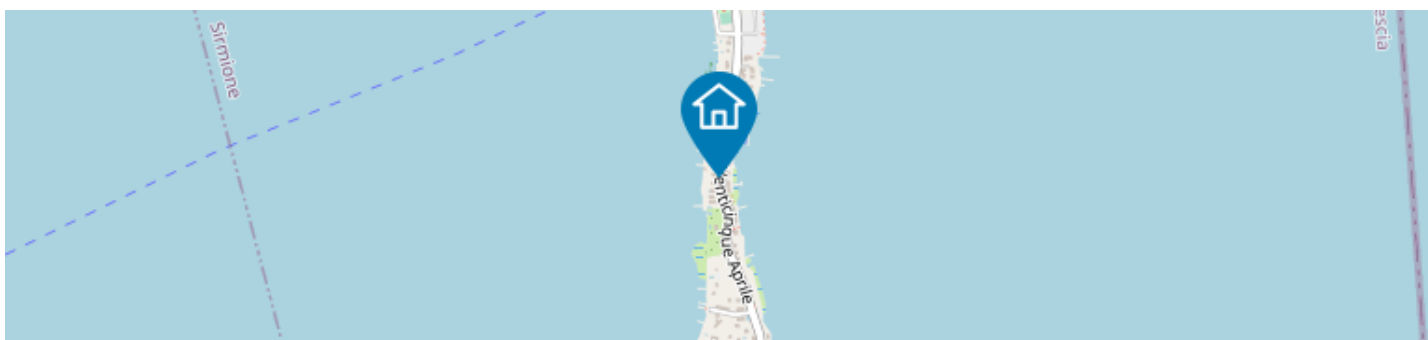
ADDITIONAL INFORMATION

Energy Rating: B	Minimum IPE: 19,4	Heating: Independent	State: Perfect Conditions
Grade: Elegant	Position: Lake	View: Lake View	Orientation: -
Rooms / Locals: 3	Floor: 2	Building Floors: 4	Internal Levels: 1
Garage: -	Mq Garage: -	Parking Space: 1	Terraces: 1
Mq Terraces: -	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: Common	Kitchen: View Kitchen	Furniture: Furnished	Annual Expenses: 2500



ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Outdoor Tables
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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