






Code: [V002595](#)

## FOUR-ROOM APARTMENT IN DESENZANO DEL GARDA

Via Enrico Mattei Desenzano del Garda BS Italia

**SALE**  
**670.000€**

Beds Bathrooms Commercial  
 3  2  99 mq

### DESCRIPTION:

Situated in a serviced area just a short distance from the centre of the village of Rivoltella del Garda and all services such as shops, schools and the lake, we offer a modern flat in an exclusive recently built context with swimming pool, where every detail is designed to offer comfort, privacy and a superior quality of life. Located on the first and last floor of an elegant and quiet building (without lift), the flat opens onto a cosy living room with open kitchen, with access through a large sliding glass door directly onto a large livable terrace, ideal for dining al fresco. The hallway leads to the sleeping area, which includes a spacious double bedroom, two single bedrooms and two elegant and functional windowed bathrooms with shower. In addition, from the sleeping area there is access to two comfortable balconies, for further outdoor enjoyment. Particularly noteworthy are the fine finishes and, in particular, the parquet flooring, the ceiling with exposed bleached beams, and the ceramic tiles in the bathrooms. High quality construction product designed for high energy saving, water saving, thermal insulation with coat, acoustic insulation, individual and common photovoltaic panels, low emissive glass, video intercom, air conditioning, earthquake-proof structure. The property includes a double garage with electric overhead door, a cellar and an uncovered parking space. The price indicated is inclusive of furnishings. We remain at your disposal for further information and on-site visits.

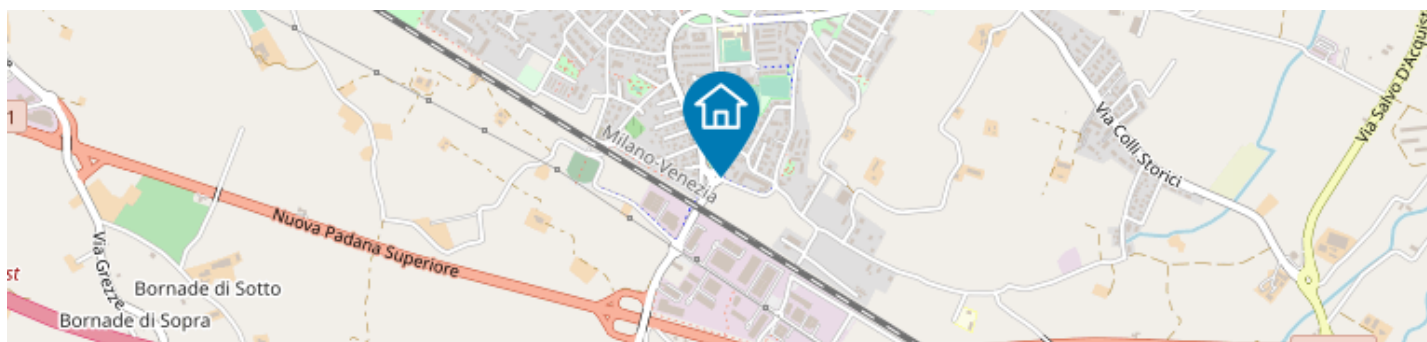
## ADDITIONAL INFORMATION

|                            |                              |                             |                                  |
|----------------------------|------------------------------|-----------------------------|----------------------------------|
| <b>Energy Rating:</b> A4   | <b>Minimum IPE:</b> -        | <b>Heating:</b> Independent | <b>State:</b> Perfect Conditions |
| <b>Grade:</b> Elegant      | <b>Position:</b> Suburb      | <b>View:</b> Open View      | <b>Orientation:</b> -            |
| <b>Rooms / Locals:</b> 5,5 | <b>Floor:</b> 1              | <b>Building Floors:</b> 2   | <b>Internal Levels:</b> 1        |
| <b>Garage:</b> 2           | <b>Mq Garage:</b> 28         | <b>Parking Space:</b> 1     | <b>Terraces:</b> 1               |
| <b>Mq Terraces:</b> 19,5   | <b>Balconies Mq:</b> 6       | <b>Arcades:</b> -           | <b>Mq Arcades:</b> -             |
| <b>Garden:</b> No          | <b>Kitchen:</b> View Kitchen | <b>Furniture:</b> Furnished | <b>Annual Expenses:</b> 2100     |



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Home Automation System
- ✓ Mosquito Nets
- ✓ Optic Fiber
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Solar Panels
- ✓ Theft Protection
- ✓ Video Intercom



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