

Bardello con malgesso e bregano – Bardello

## Semi-detached house on two levels, with garden and terrace overlooking the lake

Property ID: IT242941112



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**PURCHASE PRICE: 160.000 EUR • LIVING SPACE: ca. 132 m<sup>2</sup> • ROOMS: 5**

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## At a glance

Property ID	IT242941112
Living Space	ca. 132 m <sup>2</sup>
Rooms	5
Bedrooms	3
Bathrooms	2
Year of construction	1970

Purchase Price	160.000 EUR
Commission	Subject to commission
Total Space	ca. 185 m <sup>2</sup>
Usable Space	ca. 159 m <sup>2</sup>
Equipment	Terrace, Swimming pool, Fireplace

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## Energy Data

Type of heating	Single-storey heating system
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.



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## The property





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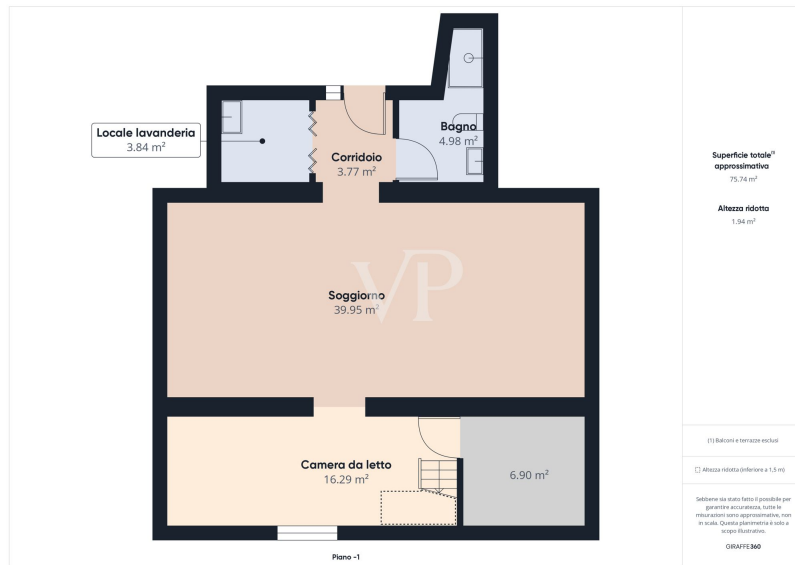
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## Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.



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## A first impression

Immerse yourself in the charm of this charming townhouse located in the picturesque town of Bardello, an area rich in greenery and tranquility. This property represents the ideal opportunity for those seeking quality living, with generously distributed spaces and features that elevate living comfort. The house is on two levels, offering a net area of approximately 132 m<sup>2</sup>, spaces designed to ensure functionality and comfort. The entrance leads to a cozy and refined environment, where the interplay of materials between parquet and tiles creates a warm and inviting atmosphere. The property has 5 well-sized rooms, including 3 bedrooms, promising rest and privacy for all family members. With 2 modernly equipped bathrooms, the daily routine becomes a moment of pure well-being. The heart of the house is the living room, enhanced by an elegant fireplace that promises warmth and conviviality on cold winter evenings. The kitchen, practical and functional, is the ideal place to bring delicious culinary preparations to life. The outdoors is no less impressive: a beautiful terrace and balcony offer breathtaking views and open-air spaces where you can enjoy moments of relaxation or entertain guests. For lovers of sun and fun, the private pool is a true luxury, allowing guests to spend pleasant days in the water without leaving the comfort of home. Conveniently located in an east and west orientation, the home is kissed by natural light for much of the day, ensuring bright and lively rooms. A practical basement, perfect for meeting additional storage needs, completes the offer. Despite the tranquility and retreat from the hustle and bustle of the city, the cottage is within easy reach of major amenities, thus combining the best of both worlds. This house is maintained in good condition and ready to welcome those who wish to make it their home. Reflecting a perfect compromise between elegance, comfort and outdoor living, this villetta in Bardello is just waiting to be discovered and loved as it deserves. If you are looking for a place where quality of life and beauty meet, this property is definitely for you.

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## Details of amenities

- Bathroom equipped with bidet, shower and tub
- Laminate parquet and tile floor
- Satellite TV available
- Fireplace for cozy evenings
- Terrace to enjoy the view outside
- Balcony for relaxing moments outdoors
- Private garden of approximately 10 m<sup>2</sup>
- Swimming pool for cooling off on hot days
- Basement for additional storage space
- Independent heating system and gas radiators

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## All about the location

Situated in a prime location in the quiet and picturesque town of Bardello with Malgesso and Bregano, Italy, this townhouse is located on Via Enrico Fermi. Nestled in a serene and welcoming community, this property offers the perfect balance of quiet living and convenience, being only 1 km away from the crystal clear shores of the lake. The surrounding area is well served, providing easy access to all daily necessities, as well as a great starting point for exploring the natural beauty and sights in the region. The property presents a unique opportunity for those seeking a peaceful retreat without sacrificing the convenience of having everything at their fingertips.

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## Contact partner

For further information, please contact your contact person:

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