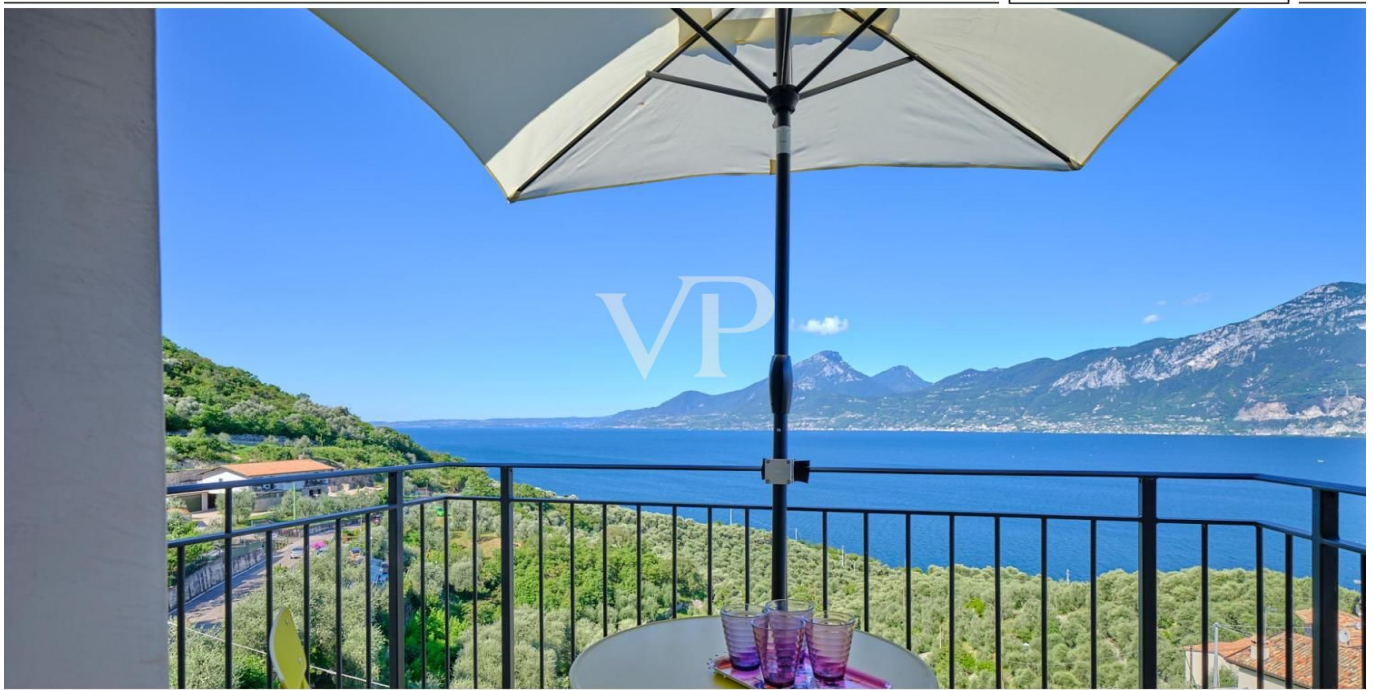


Brenzone / Biazza – Gardasee

Attic apartment with fantastic lake view

CODE DU BIEN: IT24492972



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PRIX D'ACHAT: 465.000 EUR • SURFACE HABITABLE: ca. 71 m² • PIÈCES: 3

CODE DU BIEN: IT24492972 - 37010 Brenzone / Biazza – Gardasee

- En un coup d'œil
- La propriété
- Informations énergétiques
- Une première impression
- Détails des commodités
- Tout sur l'emplacement
- Contact

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En un coup d'œil

| | | | |
|------------------------|-----------------------|------------------------------|-----------------------|
| CODE DU BIEN | IT24492972 | Prix d'achat | 465.000 EUR |
| Surface habitable | ca. 71 m ² | Type | Etage |
| Disponible à partir du | Selon l'arrangement | Commission pour le locataire | Subject to commission |
| Etage | 2 | Surface de plancher | ca. 92 m ² |
| Pièces | 3 | Aménagement | Balcon |
| Chambres à coucher | 2 | | |
| Salles de bains | 1 | | |
| Année de construction | 2023 | | |
| Place de stationnement | 2 x surface libre | | |

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Informations énergétiques

| | | | |
|---|----------------------|---------------------------|----------------------------|
| Type de chauffage | Chauffage par le sol | Certification énergétique | Diagnostic énergétique |
| Chauffage | Gaz | Consommation d'énergie | 67.15 kWh/m ² a |
| Certification énergétique valable jusqu'au | 13.07.2033 | Classement énergétique | A |
| Source d'alimentation | Gaz | | |

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La propriété



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Une première impression

Opportunity: This spacious and new 3-room apartment with fantastic lake view is located in a quiet position on the 2nd and last floor of a small apartment building with only 4 units and a high privacy. From the living and dining area as well as from the two bedrooms you can enjoy the spectacular lake view. A lot of light enters in this airy apartment, due to the beautiful room height and the generous window openings. The apartment consists of an open kitchen with living and dining area with 2 balconies, the master bedroom with balcony, another bedroom and the bathroom with skylight. The property was recently completed and the 10% VAT on the purchase price has already been paid by the seller. The apartment has a spacious private parking area for 2 cars and a small garden area, from which you can also enjoy the sensational view of Lake Garda. The residential complex is situated in a beautiful and quiet panoramic location and in a direct line only approx. 500m from the lake. There are hiking trails right next to the residential complex and the centre is only about 10 minutes away on foot.

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Détails des commodités

The equipment includes, among other things, an oak wood floor, underfloor heating, air conditioning, high wooden beamed ceilings, Grohe bathroom fixtures, rain shower realized in energy efficiency class A.

Heating and air conditioning can be controlled via WiFi.

The furniture and the kitchen is not included in the purchase price and can be taken over by arrangement.

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Tout sur l'emplacement

In the surroundings of the residential complex there are beautiful characteristic houses and rusticos and in the immediate vicinity of the apartment you will find hiking trails through the olive groves. The lake is also in the immediate vicinity and yet the road is very little used. About 10 minutes walk through the old town to the lake and to some of the nicest restaurants on the whole eastern shore (by car it is about 2 km to the lake). Brenzone sul Garda is a municipality with no less than sixteen hamlets that stretch in a few kilometers from the gentle shores of Lake Garda to the two-thousand-meter peaks of Monte Baldo. Castelletto, Magugnano, Porto and Assenza are the largest hamlets, which have preserved the typical townscape of fishing villages grouped around the small port. While the economy used to live on modest fishing, today tourism is the main source of income. And then there are the mountains. Prada, another hamlet of Brenzone, lies in the heart of Monte Baldo. From there, paths lead up that in past centuries were walked by farmers and woodcutters. Today it is fascinating to retrace these paths on foot or by mountain bike, or to take the Prada-Costabella lifts to the top and enjoy the view of the lake from above. Among the historical and cultural sights, the Romanesque church of San Zeno in the hamlet of Castelletto and the small church dedicated to San Nicola in the hamlet of Assenza are worth a visit. The medieval hamlet of Campo, now uninhabited, is also particularly picturesque. The crystal clear waters of Lake Garda and the constant winds also make Brenzone an ideal place for water sports such as sailing, windsurfing and kitesurfing, which attract a select audience every year during important international sailing events.

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Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

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