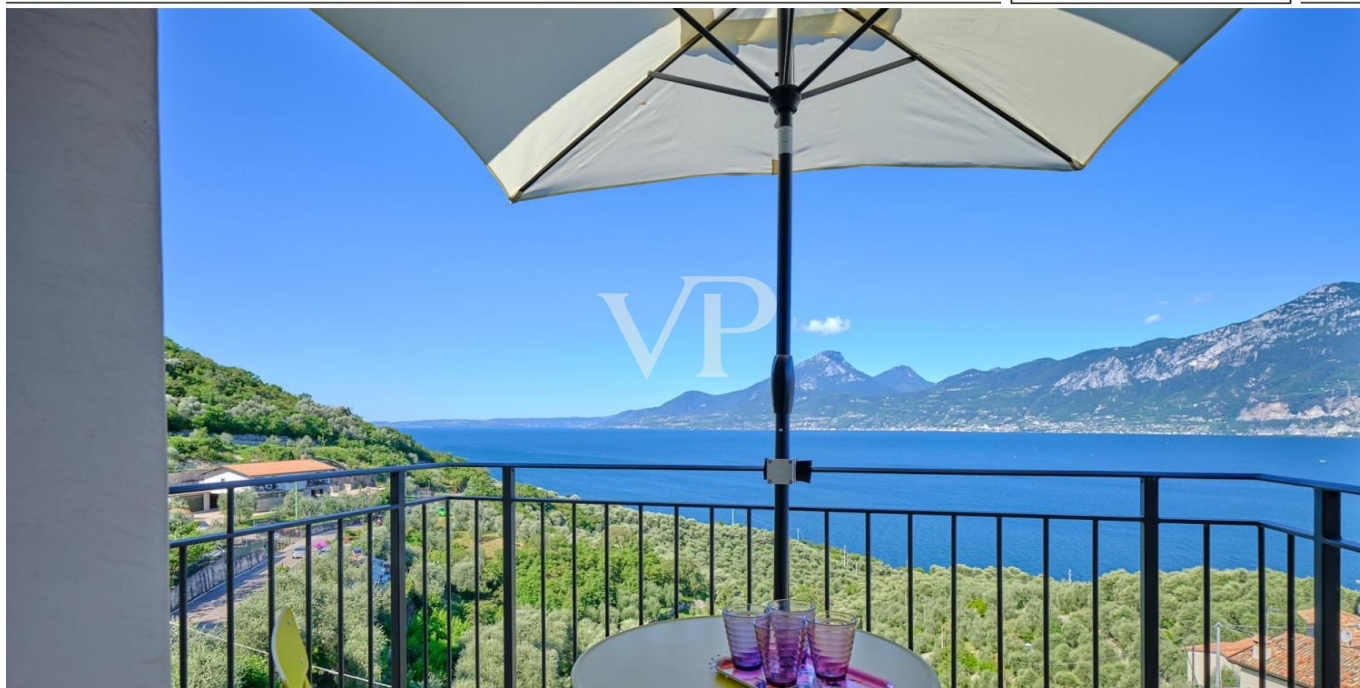


Brenzone / Biazza – Gardasee

Attic apartment with fantastic lake view

CODICE OGGETTO: IT24492972



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PREZZO D'ACQUISTO: 465.000 EUR • SUPERFICIE NETTA: ca. 71 m² • VANI: 3

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- A colpo d'occhio
- La proprietà
- Dati energetici
- Una prima impressione
- Dettagli dei servizi
- Tutto sulla posizione
- Partner di contatto

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A colpo d'occhio

CODICE OGGETTO	IT24492972
Superficie netta	ca. 71 m ²
DISPONIBILE DAL	Previo accordo
Piano	2
Vani	3
Camere da letto	2
Bagni	1
Anno di costruzione	2023
Garage/Posto auto	2 x superficie libera

Prezzo d'acquisto	465.000 EUR
Appartamento	Piano
Compenso di mediazione	Subject to commission
Superficie lorda	ca. 92 m ²
Caratteristiche	Balcone

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Dati energetici

Tipologia di riscaldamento	a pavimento	Certificazione energetica	Diagnosi energetica
Riscaldamento	Gas	Consumo energetico	67.15 kWh/m ² a
CERTIFICAZIONE ENERGETICA VALIDO FINO A	13.07.2033	Classe di efficienza energetica	A
Fonte di alimentazione	Gas		

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Una prima impressione

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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Dettagli dei servizi

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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Tutto sulla posizione

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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Partner di contatto

Per ulteriori informazioni, si prega di contattare la persona di riferimento:

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