

## Apartment for sale in Desenzano del Garda Desenzano del Garda

€ 695.000

Ref. P 27.38



### **250 sq.m | Bathrooms: 3 | Bedrooms: 2 | Rooms: 5**

In one of the most beautiful and sought-after residential areas of Desenzano del Garda, just steps from the train station and the historic center, we offer for sale a spacious and elegant four-room apartment on the ground floor.

The generously sized apartment, spreads primarily over the ground floor and stands out for its splendid 250 sq m private garden and a large 70 sq m covered porch, perfect for relaxing or entertaining guests. The main entrance opens onto a bright double living room, graced by a walk-through fireplace that elegantly connects the living area to the semi-separate eat-in kitchen, creating a warm, welcoming, and convivial atmosphere.

A hallway leads to the sleeping area, consisting of two large double bedrooms, one with a private bathroom with shower. A second generously sized bathroom with both a tub and shower and a convenient closet complete the floor.

From the ground floor, an internal staircase leads directly to the basement, where there are two large multifunctional rooms, ideal as a study, hobby room, gym, or relaxation area, as well as a spacious cellar and a laundry room.

The apartment features two entrances: one via the shared stairwell and a second, independent pedestrian entrance leading directly to the garden and basement. This feature offers great flexibility, allowing for separate use of the lower levels.

The property includes a private parking space of 14 m<sup>2</sup>.  
Possibility to purchase a garage.

This living solution represents the perfect balance between comfort, privacy, and practicality, ideal both as a primary residence and as an elegant holiday residence on Lake Garda.

Please contact us without obligation for more information or to schedule a viewing of this spacious and elegant four-room ground floor apartment in Desenzano del Garda.

Possibility of a mortgage on favorable terms.

## Certification

**Energy Class:**  
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## Property Informations

**Address:** Via Giovanni Pascoli, 52

**Zip Code:** 25015

**Bedrooms:** 2

**Bathrooms:** 3

**Rooms:** 5

**State of Preservation:** Good

**Level:** Ground Floor

**Total Floor:** 1

**Heating:** Heating

**Parking:** Uncovered Parking

**Lift:** Yes

**Age Construction:** 1998

**Building Costs:** € 190

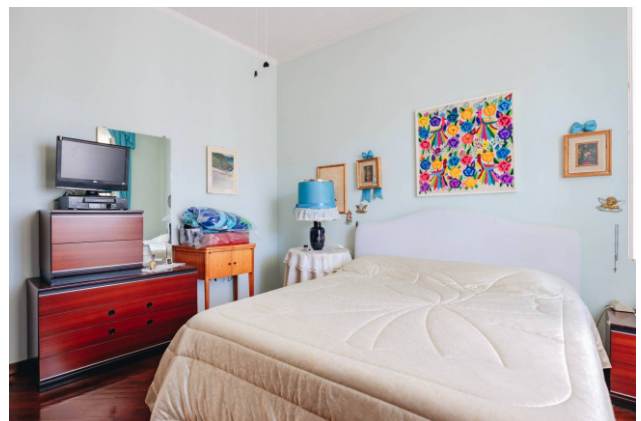
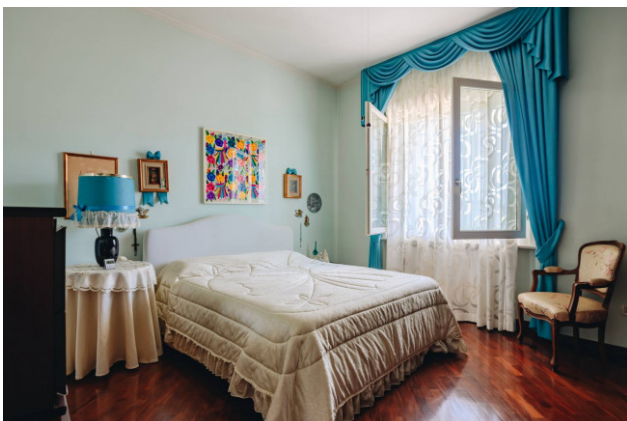
**Terrace:** Present, 70 sq.m

**Garden:** Private, 250 sq.m

**Kitchen:** Regular Kitchen

**Box:** Single  
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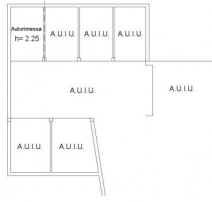


**Immobiliare Peschiera Srls**

Via Venezia nr. 5 - Peschiera del Garda (VR) - Phone number +390458130930 Fax 0458130932  
info@immobiliarepeschiera.it - <https://immobili.immobiliarepeschiera.it/en>  
VAT 04503970230







PIANO INTERRATO

