

## Apartment for sale in Peschiera del Garda

### Generica

# € 370.000

### Ref. P 28.35-1P



### **130 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

Just 10 minutes from Peschiera del Garda, in Ponti sul Mincio, in the Dolci district, we offer a new three-room ground floor apartment with a private garden.

The building, consisting of only 4 residential units, is located in a new, elegant, quiet neighborhood surrounded by greenery, ideal for those seeking privacy and quality of life.

The property is entirely on the ground floor and comprises: a large open-plan living area of approximately 35 square meters with access to the outdoor area, complete with a porch and private garden; a hallway, two bedrooms, a bathroom, and a storage room/laundry room.

There is also the possibility of purchasing a garage in the basement.

Construction and system features:

- Sound insulation designed to ensure excellent comfort.
- Stand-alone photovoltaic systems to exploit clean energy and reduce consumption.
- Reversible split air-to-water heat pump for heating and cooling (cooling optional).

- Underfloor heating with distribution manifolds.
- Laminated wood window frames with double glazing.
- Aluminum shutters with electric opening, where applicable.
- Mosquito nets installed. A modern, efficient solution designed with great attention to everyday comfort.

Contact us without obligation for more information or to schedule a viewing of this new three-room apartment just 10 minutes from Peschiera del Garda.

Possibility of a mortgage on favorable terms.

Our consultancy allows you to identify the financial solution best suited to your needs, at the most advantageous terms. Contact us or email us for a free consultation.

## Certification

**Energy Class:** A4

## Property Informations

**Address:** Via Venezia, 5

**Zip Code:** 37019

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 3

**State of Preservation:** Excellent

**Level:** Ground Floor

**Heating:** Heating

**Age Construction:** 2026

**Garden:** Private

**Kitchen:** Exposed Kitchen



**Immobiliare Peschiera Srls**

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