

Apartment for sale in Valeggio sul Mincio Salionze € 325.000 Ref. P 28.85



130 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

In Valeggio sul Mincio, in the Salionze district, within a private residence with a swimming pool, we offer for sale a duplex apartment on the first and second floors, with a covered terrace and a double garage.

The property is located in a well-maintained and private residential complex of just eight units, complete with a swimming pool, renowned for its tranquility and convenient location. It extends over two well-arranged levels: the private entrance, via a private staircase, leads to the living area, comprising a living room with kitchenette and direct access to the covered terrace, a pleasant and private space to enjoy during the warmer months, ideal for al fresco dining and relaxing. A hallway leads to the sleeping area, consisting of a double bedroom with balcony and bathroom with window.

An elegant internal wooden staircase leads to the upper floor, where the attic space is located, currently divided into two rooms and a bathroom. The rooms are naturally lit by motorized Velux windows complete with mosquito nets, making the floor particularly bright and functional.

The property includes a double garage in the basement.

The property features wooden window frames and internal doors, finishes that contribute to creating a warm and welcoming

atmosphere.

Particular attention has also been paid to comfort and energy efficiency: the home is equipped with underfloor heating and cooling, a heat pump, air conditioning, and a 4,5 kW photovoltaic system, solutions that guarantee high living comfort throughout the year.

Nearby is the picturesque Mincio cycle path, which connects Peschiera del Garda to Mantua, and Borghetto sul Mincio, one of the area's most picturesque and popular villages. Lake Garda is about 5 km away, and the area's main amusement parks, including Gardaland, Movieland, and Caneva, are also within easy reach.

Thanks to the swimming pool, outdoor spaces, and proximity to Lake Garda and its main tourist attractions, the property represents an attractive solution both as a primary residence or holiday home, and as an investment for tourist rentals.

Please contact us for more information or to schedule a viewing of this duplex apartment in a residential complex with a swimming pool in Salionze di Valeggio sul Mincio.

Possibility of a mortgage on favorable terms.

Our consultancy allows you to evaluate the financing solutions best suited to your needs and identify the most advantageous financial conditions. Contact us or email us for a free, no-obligation consultation.

Certification

Energy Class: A1

Property Informations

Address: Via Dottor Mario Massagrande, 36

Zip Code: 37067

Bedrooms: 2

Bathrooms: 2

Rooms: 4

State of Preservation: Excellent

Level: On two-levels

Total Floor: 2

Heating: Heating

Age Construction: 2014

Building Costs: € 75

Balconies: Present

Terrace: Present

Kitchen: Kitchenette

Box: Double, 30 sq.m







