



## Independent apartment in Sirmione

### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 315,000

### Standort

Land:	Italien
Staat/Region/Provinz:	Venetien
Stadt:	Garda
Veröffentlicht:	01.03.2026

### Beschreibung:

Sirmione in a very central area, convenient to all services, beautiful independent solution.

The apartment is located in a closed street in the center of the village.

It is developed on two levels and has an independent entrance.

On the ground floor we have a small garden and an uncovered parking space, through an external staircase leads to a balcony/balcony where we find the entrance to the apartment as follows: entrance directly into the living area with open kitchen, staircase to the sleeping area with two double bedrooms and a beautiful windowed bathroom. From each individual room there is access to a balcony ideal as a relaxation area.

Ideal both as a first home and as a tourist support.

Some important features of the building: Earthquake-proof structure, larch roof with thermal protection, air conditioning system in every room, provision for a stove/fireplace, satellite dish, alarm provision, wall safe, galvanized steel railings and fences.

### Amenities

The apartment is equipped with an air conditioning system capable of ensuring an ideal temperature in



the warmer months, while the autonomous heating system, powered by a methane boiler, allows timely control of consumption, ensuring greater efficiency and independent management of winter air conditioning. This makes the property perfectly usable even in the less frequented months of the lake, extending its period of use or rental.

Independent natural gas heating

No condominium expenses

Private garden with parking space

Location

From the apartment it is easy to reach the main attractions, such as the famous Sirmione Thermal Baths, the ancient Grottoes of Catullus, the Scaliger Castle, the Ca' Maiol Wine Cellar, and the amusement parks for children and adults at Gardaland and Caneva World.

A 30-minute drive or train ride from Desenzano train station takes you to the historic city of Verona; the cities of Venice and Milan are also easily reached by road and rail links.

Lake Garda also offers boat rentals, hill biking, rock climbing, golfing, wine and local food tasting, and various excursions.

The apartment is easily accessible from nearby Villafranca Airport in Verona, which is only a 30-minute drive away.

## **Allgemein**

Schlafzimmer:	2
Badezimmer:	1
Fertige m <sup>2</sup> :	90 m <sup>2</sup>
Grundstücksgröße:	25 m <sup>2</sup>
Stockwerk Nummer:	2

## **Zimmerdetails**

Zimmer insgesamt:	3
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## **Mietbedingungen**

Verfügbar ab:

## **Zusätzliche Informationen**

URL der Website:	<a href="http://www.arkadia.com/WLCC-T2528/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/WLCC-T2528/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## **Kontaktinformation**



IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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IMLIX ID:

sv-0010

