



Independent apartment in Sirmione

Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 366,099.12

Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Veneto
Plaats:	Garda
Geplaatst:	01-03-2026
Omschrijving:	

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.

Algemeen

Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	90 m ²
Lot Afmeting:	25 m ²
Floor Number:	2

Room details

Total rooms:	3
--------------	---

Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/WLCC-T2528/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: sv-0010



IMLIX

IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

