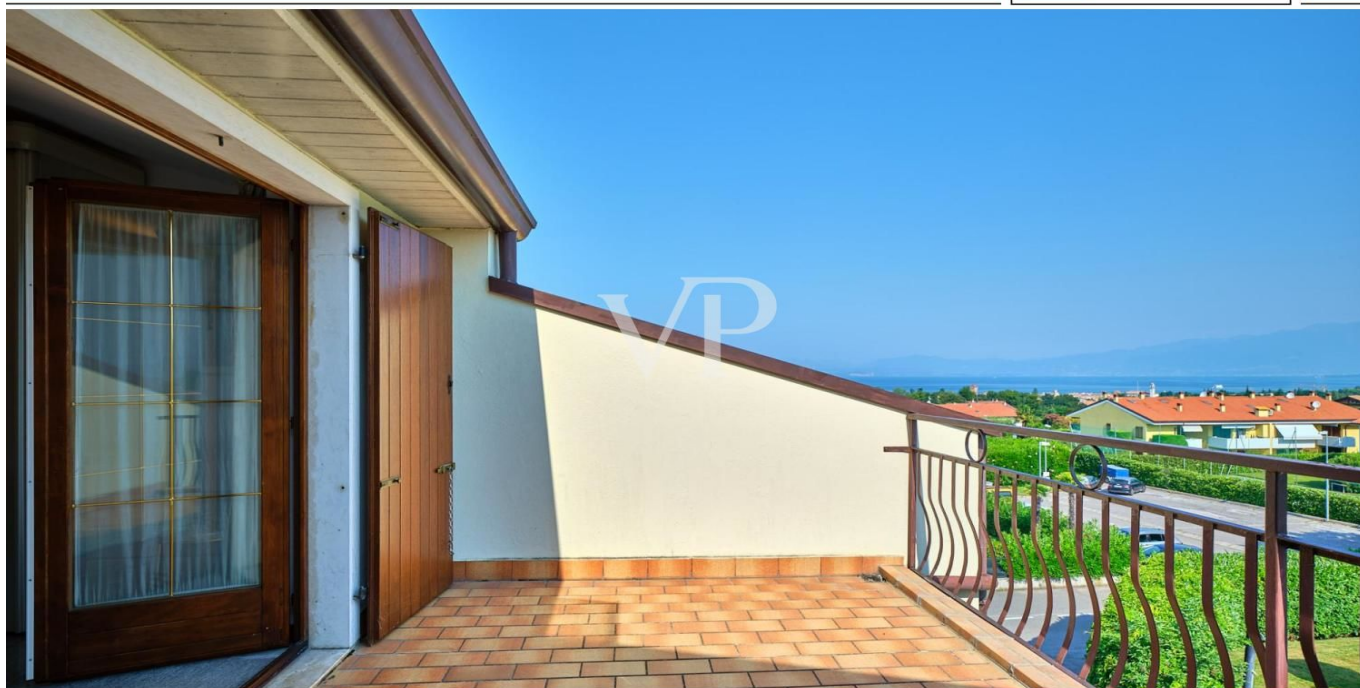


Lazise – Gardasee

## Charming Duplex Apartment with Panoramic Lake View in Central location

Property ID: IT254152198



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 395.000 EUR • LIVING SPACE: ca. 65 m<sup>2</sup> • ROOMS: 4

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Property ID: IT254152198 - 37017 Lazise – Gardasee

## At a glance

Property ID	IT254152198
Living Space	ca. 65 m²
Floor	1
Rooms	4
Bedrooms	2
Bathrooms	2
Year of construction	1992
Type of parking	1 x Garage

Purchase Price	395.000 EUR
Commission	Subject to commission
Total Space	ca. 86 m²
Usable Space	ca. 65 m²
Equipment	Terrace, Swimming pool, Balcony

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## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	04.03.2033	Final Energy Demand	104.00 kWh/m²a
Power Source	Gas	Energy efficiency class	E



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## The property



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## A first impression

This charming duplex apartment is situated in a quiet location close to the center of Lazise on the beautiful and sought-after south-eastern shore of Lake Garda.

The apartment not only offers plenty of privacy, but also breathtaking views of the lake and the surrounding natural landscape.

### Spacious living on two levels

On the upper floor of the apartment is the inviting eat-in kitchen with access to the terrace with lake views, a cozy double bedroom and a bathroom with a window. An elegant spiral staircase leads to the attic floor, which houses a further two rooms/attics and a second bathroom with a window. Both rooms are currently used as bedrooms. From here you have access to the fantastic roof terrace, which offers a panoramic view of Lake Garda and invites you to relax.

The apartment is air-conditioned and heated by an autonomous gas boiler, which ensures a pleasant living climate. Furthermore, the apartment includes a spacious garage offering plenty of room for your vehicle and extra storage space.

The balcony and roof terrace are perfect for enjoying the magnificent view and relaxing in peace.

The residence in which the apartment is located consists of 20 residential units spread over two buildings with independent entrances. The entire outdoor area and the large communal pool have recently been refurbished and are in excellent condition.

### Perfect location and surroundings

The apartment's central location allows you to reach all important services and leisure facilities quickly. The peaceful surroundings and the beautiful landscape make this apartment a perfect retreat.

This well-kept apartment, which was built in 1992, is in good condition in keeping with the year of construction and offers you comfortable and relaxed living on Lake Garda. Whether as a vacation home or as a long-term investment - this property offers you everything you could wish for.

We look forward to receiving your inquiry and will be happy to provide you with further information and arrange a viewing.

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## All about the location

Lazise, a charming municipality on the shores of Lake Garda, invites you to discover the beauty and charm of this picturesque town. Located in the heart of the Veneto region, Lazise is known for its historic center, enchanting beaches, and rich cultural heritage.

### Historic Center:

Immerse yourself in the history of Lazise as you stroll through the narrow alleys and picturesque squares of the historic center. Admire the medieval city walls and the imposing Scaliger Castle that majestically overlooks the town. The charming boutiques, cafes, and restaurants invite you to linger, exuding a Mediterranean atmosphere.

### Port and Lake Promenade:

The picturesque port of Lazise is a popular meeting point for residents and visitors alike. Admire the colorful fishing boats as you walk along the lake promenade and enjoy the view of the beautiful Lake Garda. Here you will also find numerous bars and restaurants where you can taste local specialties.

### Recreational Activities:

Lazise offers a wide range of recreational activities for every taste. Relax on the idyllic beaches and enjoy the crystal-clear waters of Lake Garda. Water sports enthusiasts can indulge in sailing, surfing, or take a boat tour on the lake. For nature lovers, there are hiking and biking trails in the surrounding countryside.

### Culture and Tradition:

Experience the vibrant culture and tradition of Lazise by participating in the numerous events and festivals that take place throughout the year. From traditional folk festivals to music and art exhibitions, there is something for everyone here.

### Wine and Gastronomy:

Don't miss the opportunity to taste the culinary delights of the region. Enjoy fresh seafood, homemade pasta, and delicious wines from the surrounding vineyards. Visit a local winery and be enchanted by the aromas and flavors of Lake Garda.

### Road Connection:

The highway exit of Affi is located in close proximity to Lazise, allowing for convenient access by car.

Experience Lazise on Lake Garda:

Lazise is not just a place, but a way of life. Discover the beauty and diversity of this charming municipality and be enchanted by its unique atmosphere. Whether you're looking for a relaxing vacation by the lake or want to explore the cultural riches of the region, Lazise will captivate you with its unparalleled beauty and hospitality.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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