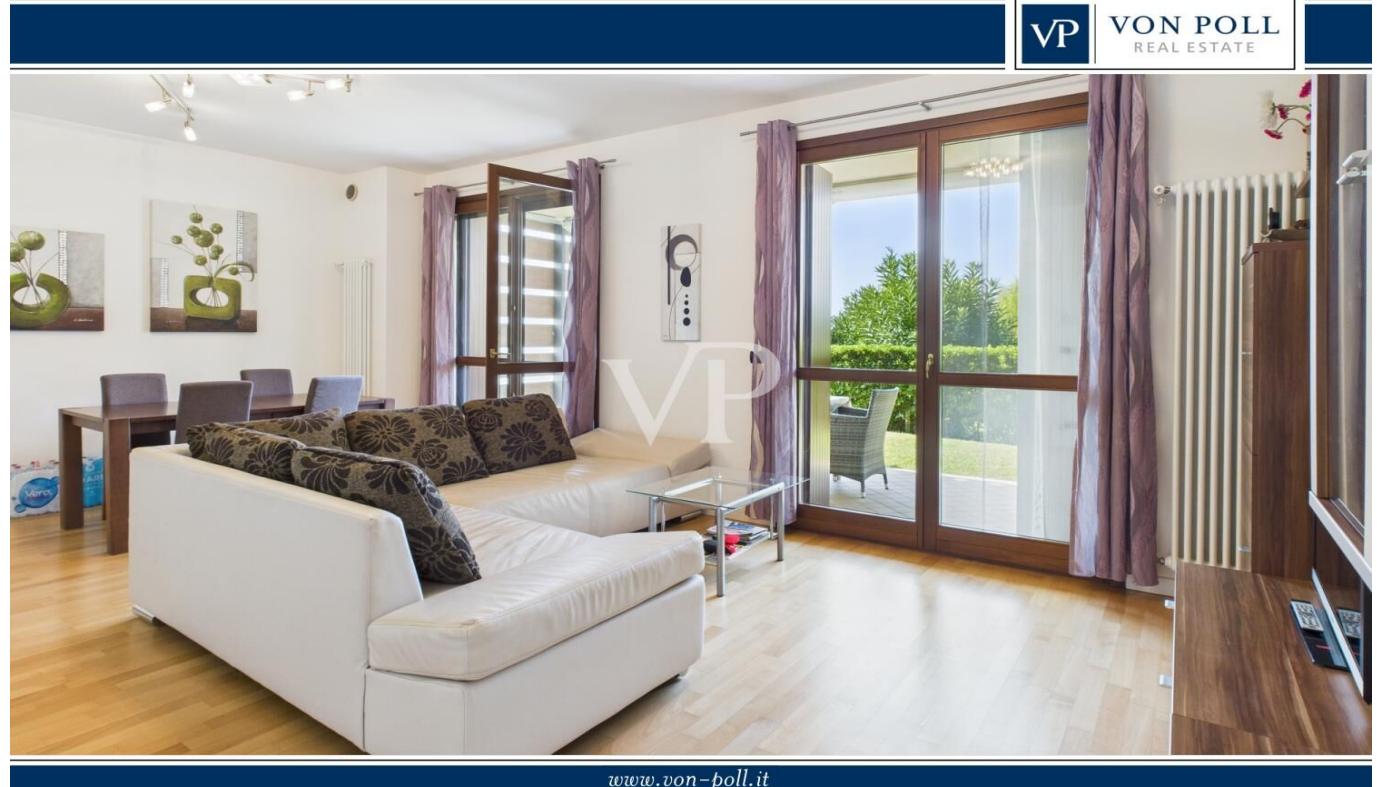


Bardolino

## Bardolino - Residence "I Molini": three-room apartment with large garden and swimming pool

*Property ID: IT264152732*



**PURCHASE PRICE: 530.000 EUR • LIVING SPACE: ca. 70 m<sup>2</sup> • ROOMS: 3**

Property ID: IT264152732 - 37011 Bardolino

-  At a glance
-  The property
-  Energy Data
-  Floor plans
-  A first impression
-  All about the location
-  Contact partner

**Property ID: IT264152732 - 37011 Bardolino**

## At a glance

|                 |                       |
|-----------------|-----------------------|
| Property ID     | IT264152732           |
| Living Space    | ca. 70 m <sup>2</sup> |
| Rooms           | 3                     |
| Bedrooms        | 2                     |
| Bathrooms       | 2                     |
| Type of parking | 1 x Garage            |

|                |                        |
|----------------|------------------------|
| Purchase Price | 530.000 EUR            |
| Commission     | Soggetto a comissione  |
| Total Space    | ca. 86 m <sup>2</sup>  |
| Equipment      | Terrace, Swimming pool |

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## Energy Data

|                                |            |
|--------------------------------|------------|
| Energy Source                  | Gas        |
| Energy certificate valid until | 20.03.2034 |
| Power Source                   | Gas        |

|                         |                            |
|-------------------------|----------------------------|
| Energy Certificate      | Energy demand certificate  |
| Final Energy Demand     | 80.00 kWh/m <sup>2</sup> a |
| Energy efficiency class | C                          |

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## The property



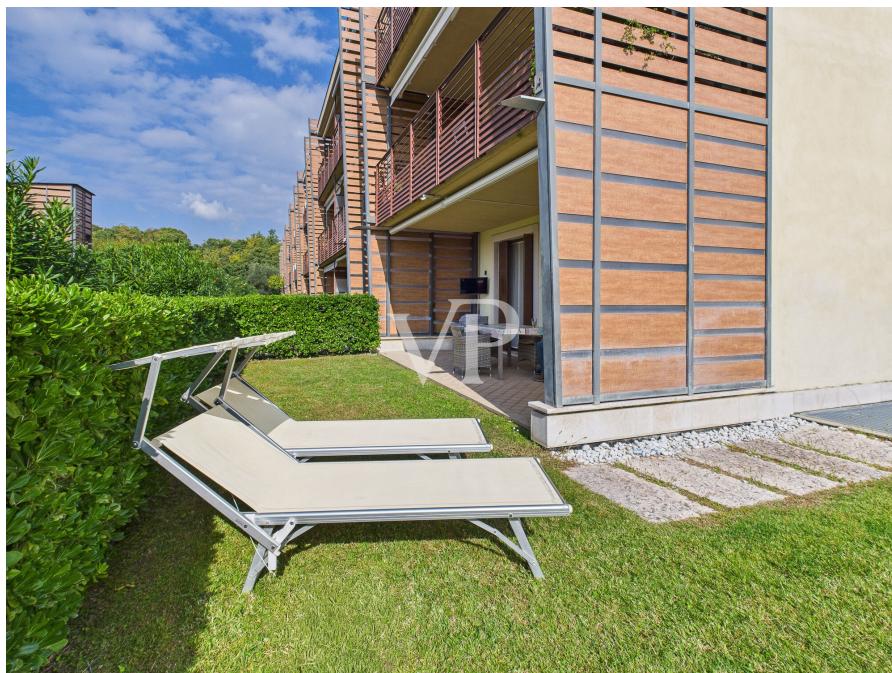
Property ID: IT264152732 - 37011 Bardolino

## The property



Property ID: IT264152732 - 37011 Bardolino

## The property



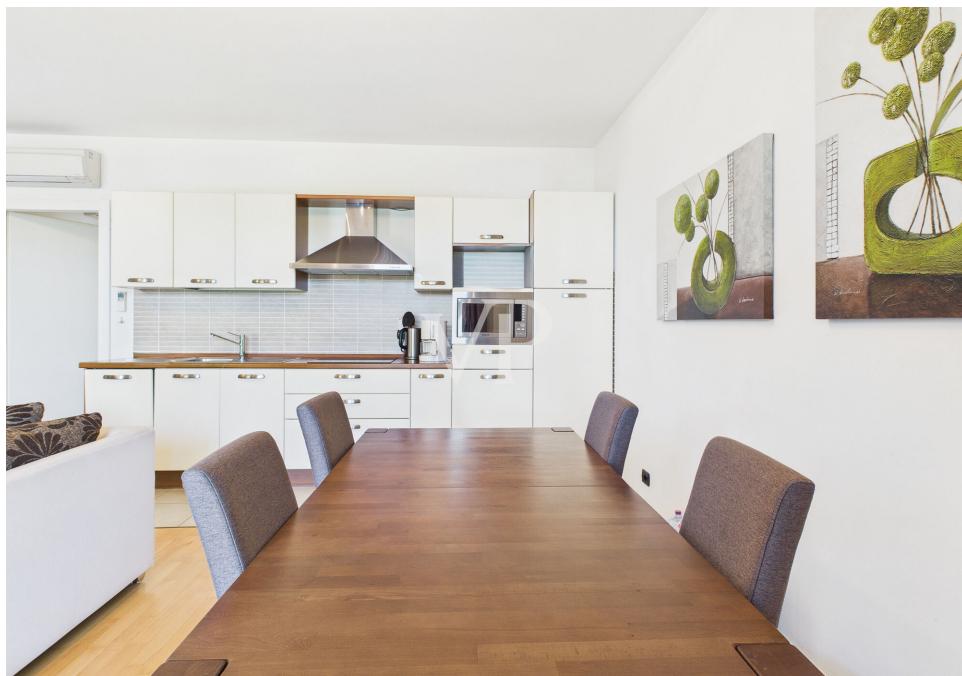
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## The property



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## The property



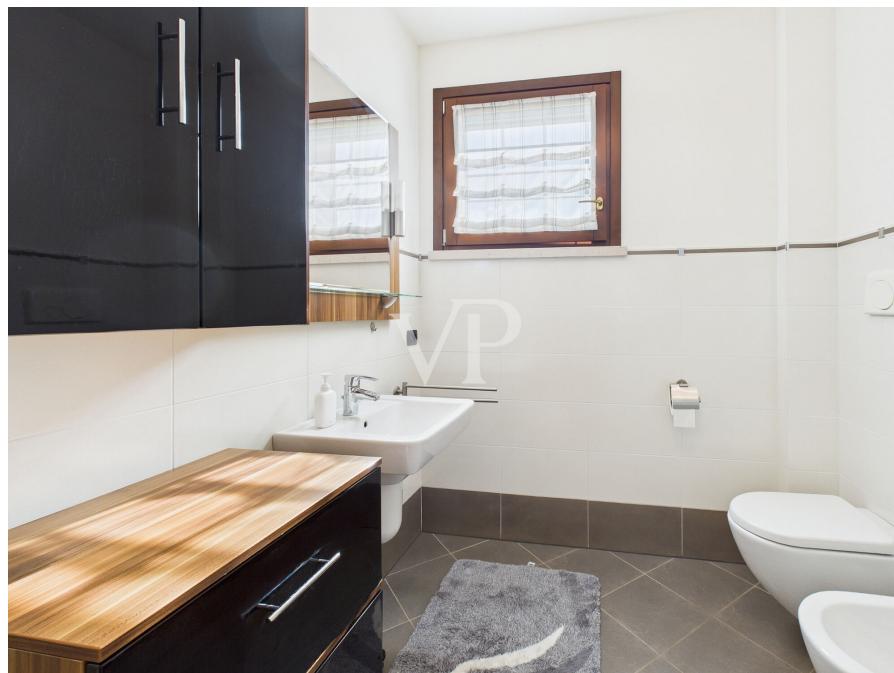
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## The property



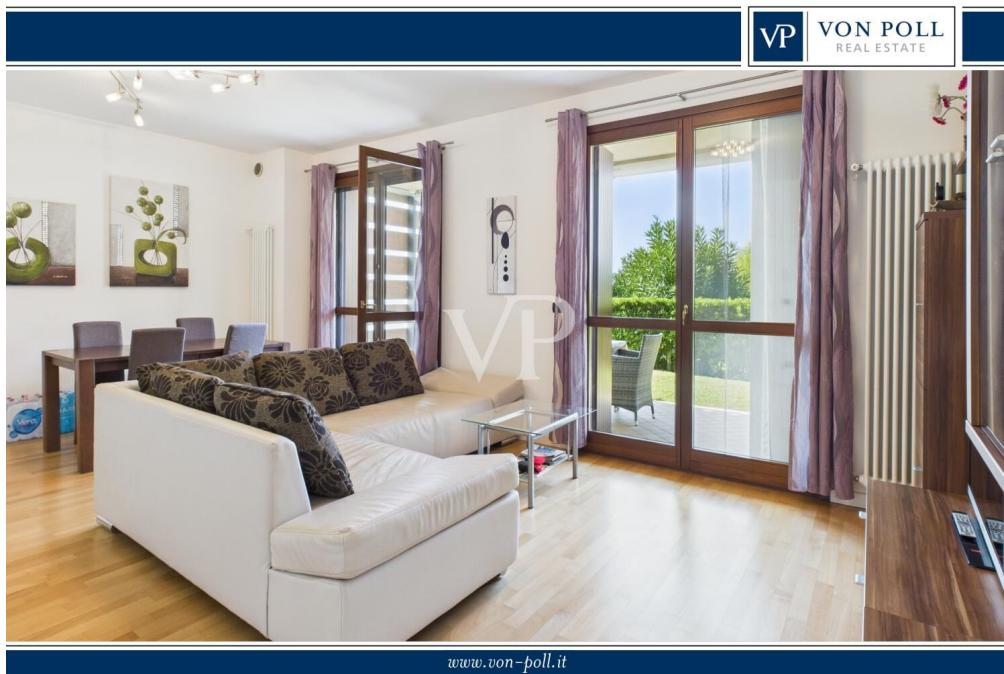
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## The property



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## The property



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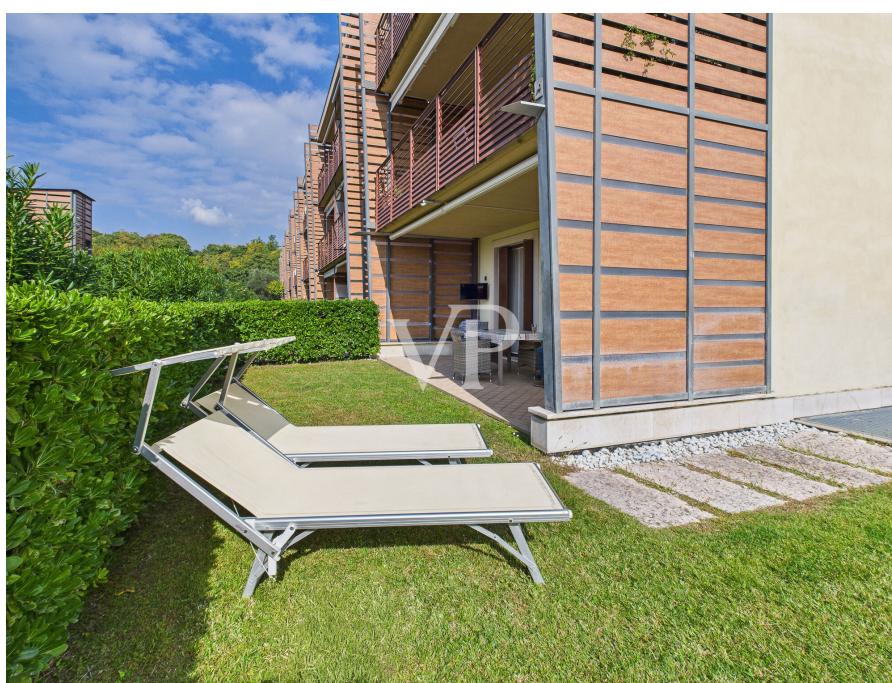
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## The property



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## The property



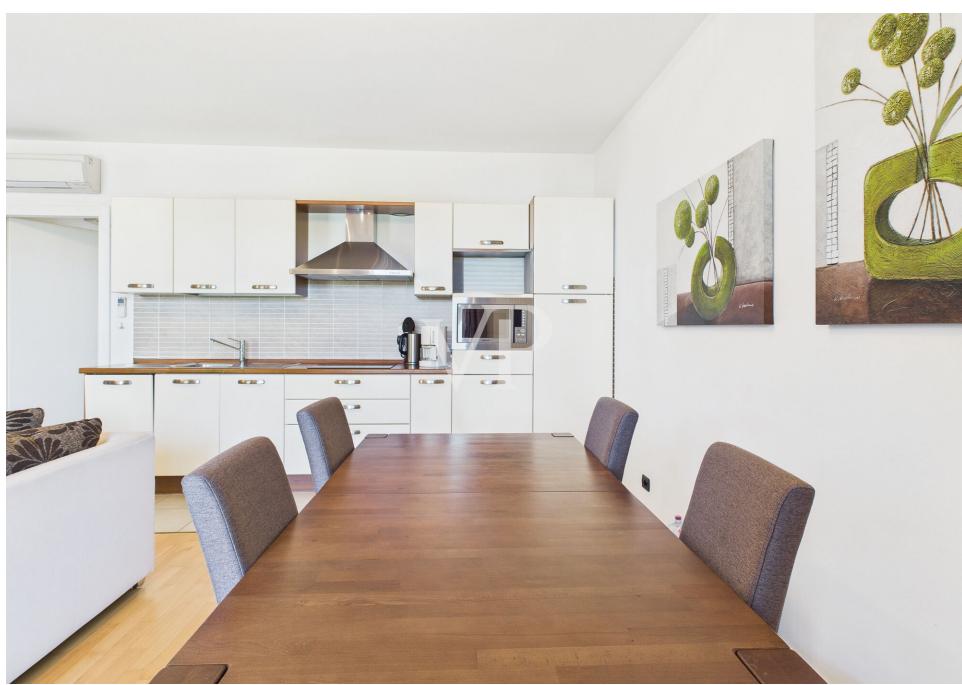
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## The property



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## The property



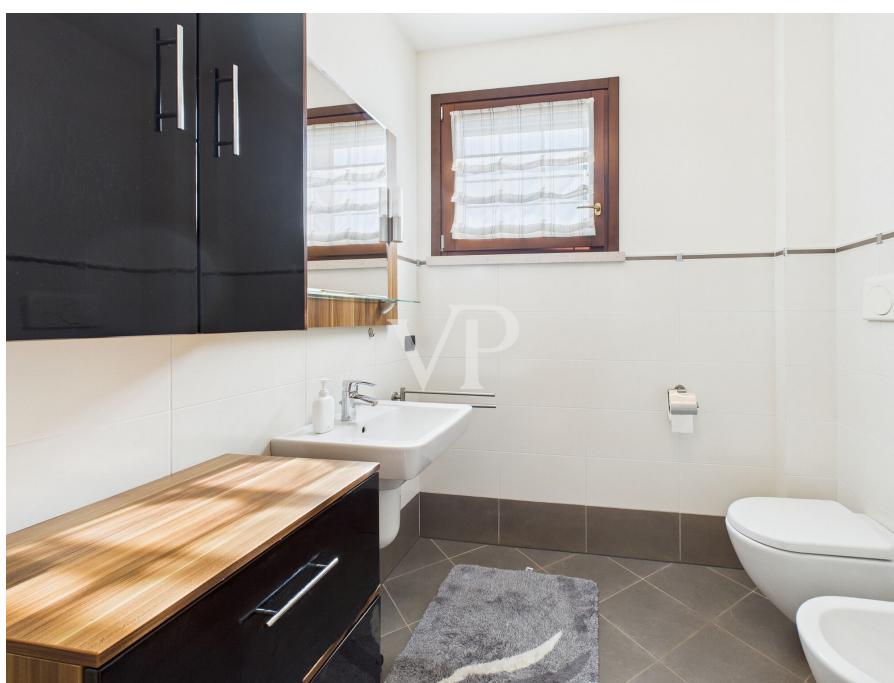
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## The property



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## The property



Property ID: IT264152732 - 37011 Bardolino

## The property



Property ID: IT264152732 - 37011 Bardolino

## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

**Property ID: IT264152732 - 37011 Bardolino**

## A first impression

Residence "I Molini" - Bright apartment on the ground floor, furnished in modern style. Living area with living/dining room, satellite TV and air conditioning; full open kitchen (oven, dishwasher, 4-burner induction hob, microwave). Exit to terrace and large private garden furnished with outdoor furniture.

Composition: air-conditioned passage room, two double bedrooms, two bathrooms with shower/WC.

Equipment and appliances: washing machine and cellar.

Optional appurtenant garage

**Property ID: IT264152732 - 37011 Bardolino**

## All about the location

Residence "I Molini," Bardolino (Veronese shore of Lake Garda).

In the well-kept and quiet residential context of Bardolino, between the historic center and the lakefront promenades, served year-round by stores, restaurants and the Garda-Bardolino-Lazise bike path.

Quick connections along the Gardesana Orientale (SS249).

A22 Affi exit: approx. 7-10 km

Peschiera del Garda FS train station: approx. 12-15 km

Verona airport (VRN - Catullo): approx. 30-35 km

Nearby resorts: Garda and Lazise just a few minutes by car

Strategic location for experiencing the lake with daily convenience and excellent road and rail connections.

**Property ID: IT264152732 - 37011 Bardolino**

## 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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