Peschiera Del Garda – Veneto

Experience Garda in a home between nature and services

Property ID: IT264153173



PURCHASE PRICE: 299.000 EUR • LIVING SPACE: ca. 55 m^2 • ROOMS: 2

Property ID: IT264153173 - 37019 Peschiera Del Garda – Veneto

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

Property ID: IT264153173 - 37019 Peschiera Del Garda – Veneto

At a glance

Property ID	IT264153173
Living Space	ca. 55 m²
Rooms	2
Bedrooms	1
Bathrooms	1
Type of parking	2 x Other

Purchase Price	299.000 EUR
Type	Ground floor
Total Space	ca. 66 m²
Equipment	Terrace, Swimming pool

Property ID: IT264153173 - 37019 Peschiera Del Garda – Veneto

Energy Data

Energy information	At the time of preparing the document, no energy certificate was available.	Energy efficiency class	F

Property ID: IT264153173 - 37019 Peschiera Del Garda – Veneto

The property





Property ID: IT264153173 - 37019 Peschiera Del Garda – Veneto

The property

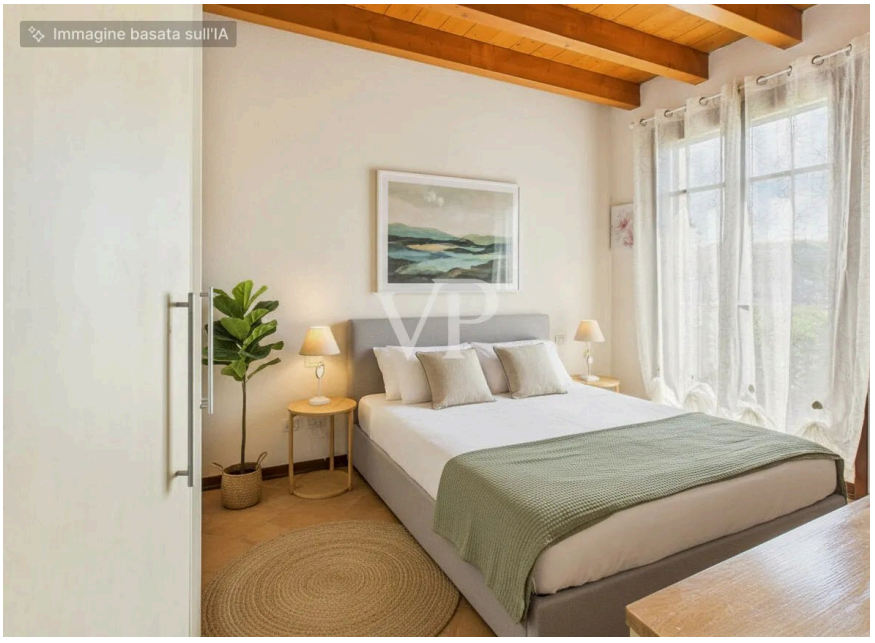




Property ID: IT264153173 - 37019 Peschiera Del Garda – Veneto

The property





Property ID: IT264153173 - 37019 Peschiera Del Garda – Veneto

The property





Property ID: IT264153173 - 37019 Peschiera Del Garda – Veneto

The property





Property ID: IT264153173 - 37019 Peschiera Del Garda – Veneto

The property





Property ID: IT264153173 - 37019 Peschiera Del Garda – Veneto

The property





Property ID: IT264153173 - 37019 Peschiera Del Garda – Veneto

The property

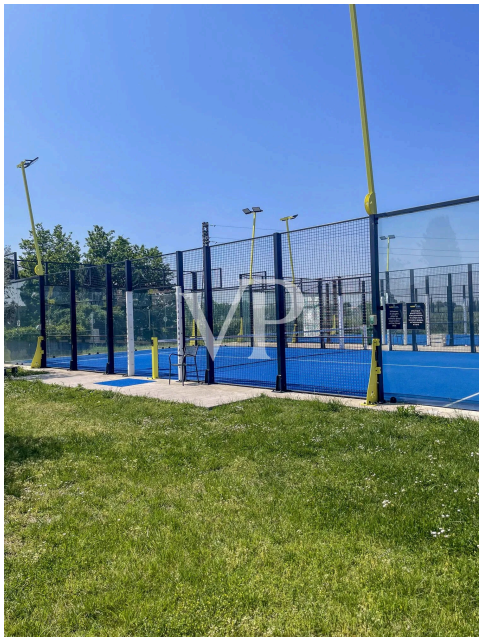




Property ID: IT264153173 - 37019 Peschiera Del Garda – Veneto

The property





Property ID: IT264153173 - 37019 Peschiera Del Garda – Veneto

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: IT264153173 - 37019 Peschiera Del Garda – Veneto

A first impression

In the green heart of the Bassana locality, between Sirmione and Peschiera del Garda, we offer a solution that encompasses everything you are looking for on Lake Garda: tranquility, services, nature and the freedom to experience the outdoors.

The property is a two-room apartment, fully furnished and ready to live in.

The living area is designed to be lived in naturally and flexibly.
The living room is well organized and opens onto a modern and functional open kitchen, perfectly integrated into the spaces.

The living area is completed by a comfortable sofa and a convertible element that opens into a real double bed when needed.

A discreet and intelligent solution that allows you to accommodate up to four people total, always maintaining order, livability and elegance of the rooms.

By day it looks like an airy and cozy living room, by night it transforms into a complete and private second sleeping area.

The covered terrace is a true outdoor living room: a protected space where you can have lunch and dinner, read or simply enjoy the day surrounded by greenery. The private garden, facing the pool, on the other hand, offers an intimate and relaxing area, ideal for moments of tranquility and conviviality in the open air, also with the possibility of barbecue.

Just in front of the house is a more intimate and quiet pool, designed exclusively for daily relaxation and tranquility.

The sports context of the residence is present but perfectly separated from the residential area-a choice that ensures balance and quality of life. About a 5-minute walk away, near the Olympic pool, is the most dynamic area of the complex with:

1 Olympic-size swimming pool
1 swimming pool for the little ones
3 tennis courts
2 padel courts
five-a-side football field
beach volleyball
bocce
table tennis

A full-fledged sports club, but distant from the living area, so as to maintain maximum quiet in daily life.

All pools are supervised by lifeguards and perfectly set in a neat and tidy environment.

Also located in the same area as the Olympic pool are the bar and restaurant, ideal for breakfasts, lunches and aperitifs, making daily living extremely convenient and pleasant without the need to move.

Outside, the context is what makes this location particularly attractive: the lake reachable in a few minutes, bicycle paths, walks among the vineyards, supermarkets and services in the immediate vicinity.

A residence that harmoniously combines comfort, services and location, within one of the most complete, well-kept and pleasant contexts of Lake Garda.

Property ID: IT264153173 - 37019 Peschiera Del Garda – Veneto

All about the location

Living Peschiera del Garda

In Peschiera del Garda, the lake is not a backdrop: it is a rhythm of life.

The historic town center, enclosed within the UNESCO World Heritage Venetian walls, spreads between navigable canals that connect directly to Lake Garda, creating a unique balance between historic village, water and nature. Life has a definite rhythm here: evening strolls along the lakefront, breakfasts in cafes overlooking the water, sunset aperitifs in waterfront bars, and a center that is always alive but never chaotic.

The quality of life is measured in the details: walking to the market in the morning, having breakfast by the lake, setting off on a bike ride along the bike paths that connect Peschiera to Sirmione and the moraine hills, or stopping at one of the equipped beaches surrounded by greenery.

The lake becomes an ongoing experience: private boat trips, water sports, sailing, SUP and marinas from which to explore all the shores of Lake Garda.
Also just minutes away are golf courses, excellent wineries and top restaurants nestled among the vineyards.

The location is strategic but always balanced: Verona can be reached in a short time, as can the main communication routes, without ever losing the feeling of being in a relaxed and authentic setting.

It is a destination chosen not only to live, but to live well every day of the year.

Property ID: IT264153173 - 37019 Peschiera Del Garda – Veneto

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Largo Dante Alighieri, n.3, 25087 Salò
Tel.: +39 0365 690596
E-Mail: salo@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com