

Gargnano

## Penthouse in the heart of Gargnano, terrace with dominant lake view

Property ID: IT252942318



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PURCHASE PRICE: 1.534.000 EUR • LIVING SPACE: ca. 236 m<sup>2</sup> • ROOMS: 7.5

Property ID: IT252942318 - 25084 Gargnano

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## At a glance

|              |             |
|--------------|-------------|
| Property ID  | IT252942318 |
| Living Space | ca. 236 m²  |
| Floor        | 3           |
| Rooms        | 7.5         |
| Bedrooms     | 2           |
| Bathrooms    | 3           |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 1.534.000 EUR         |
| Commission     | Subject to commission |
| Total Space    | ca. 254 m²            |
| Equipment      | Terrace               |

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## Energy Data

|                 |                    |                         |                           |
|-----------------|--------------------|-------------------------|---------------------------|
| Type of heating | Underfloor heating | Energy Certificate      | Energy demand certificate |
| Energy Source   | Alternative        | Energy efficiency class | A+                        |

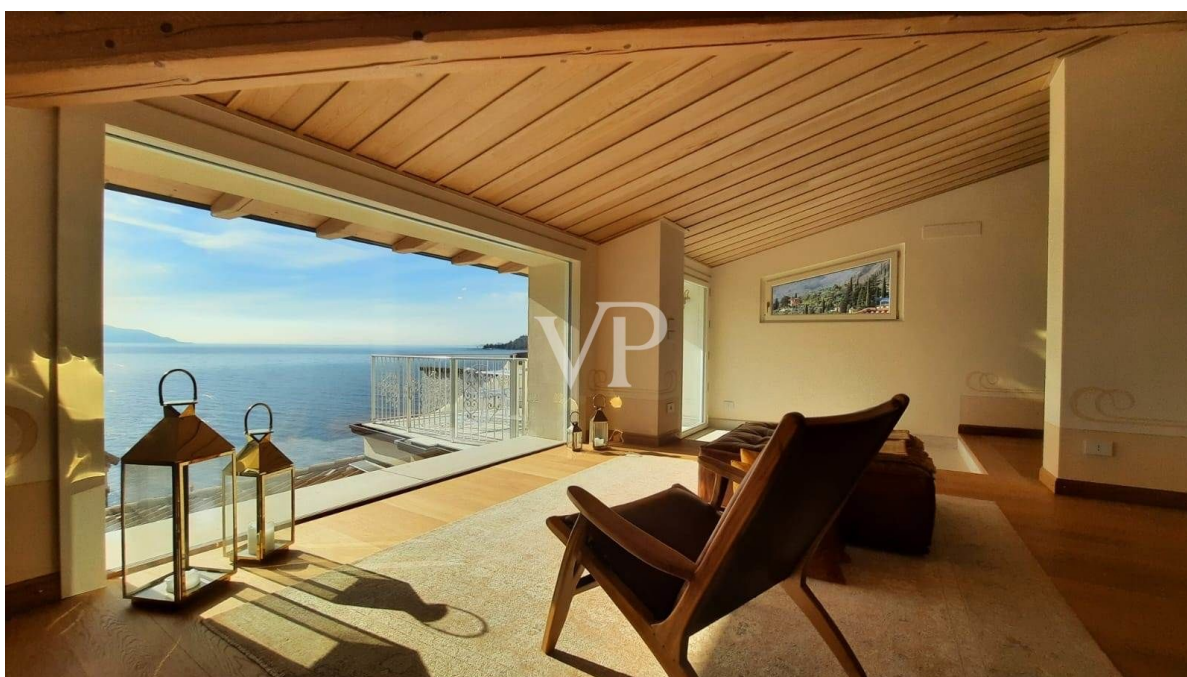
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## The property



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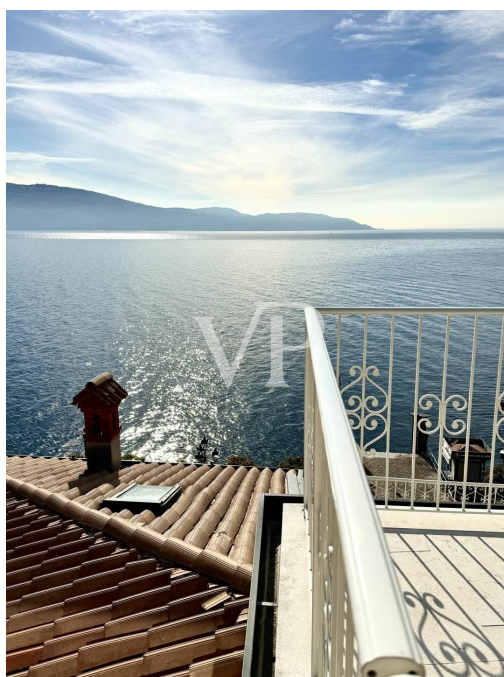
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## Floor plans

1 sur 1

3° PIANO

Sup. u.i. = mq 153,18

Sup. balcone = mq 10,00



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.

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## A first impression

We are located on the lakefront of Gargnano. The apartment is located in this historic building consisting of very few units. The area is convenient because we are directly in the center, a stone's throw from the lake, beaches, restaurants and stores.

Entering the building, we walk down a grand staircase and reaching the second floor, we enter the apartment where we are immediately greeted by a warm and comfortable environment. We walk down an elegant private staircase that takes us directly to the penthouse. We have a large walk-in closet halfway up the staircase, and above we reach the living area. The glass windows are large and make it very bright, the open kitchen can be hidden by a wonderful wood paneling that has echoes in the entire decor, the living room is on a pillar making it unique but at the same time dividing the space in a harmonious way. From here you can exit to the private terrace overlooking the lake, the view is dominant. Before accessing the sleeping area, we have a large bathroom equipped with Hammam and relaxation area, a study, and at each of the two sides of the sleeping area, a bedroom with private bathroom. The environment is beautiful, neat and elegant. The whole is the result of a major and careful renovation.

There is also the possibility of purchasing a spacious cellar and a double garage.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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