

## 3 Rooms for Sale in Nuvolento

### € 182.000

### Ref. CBI119-2785-574



#### 85 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

Three-room apartment on the first and last floor with a livable terrace and large garage

In a residential context, we offer a three-room apartment on the first and top floor, located in a stairwell shared by only two residential units, within a residence consisting of approximately 20 units.

The property, built in 2005, stands out for its functional layout and the presence of two large terraces ideal for outdoor dining or relaxing.

The bright and welcoming living area features a fully equipped kitchen and opens onto the first terrace. A comfortable hallway, also suitable for a wardrobe or bookcase, leads to the sleeping area, consisting of two bedrooms, one with direct access to a loggia.

The bathroom, with window, has a bathtub and washing machine connection, while a closet completes the practicality of the home.

In the basement there is a large private garage.

Additional amenities:

Independent heating system with external boiler Recently restored wooden window frames (2024) Provision for burglar alarm system

Nuvolento, a quiet hilltop town near Lake Garda, combines rural life with urban accessibility. With approximately 4,000 inhabitants, it offers a landscape of vineyards and olive groves and a historic center filled with traditional buildings. Surrounded by nature, it is ideal for those seeking tranquility without having to travel far from the main urban centers.



Coldwell Banker Real Estate, located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port, is the hub of our operations on Lake Garda and the surrounding area. Our headquarters reflects our philosophy: welcoming, elegant, and professional, it is the place where supply and demand for exclusive properties meet. We specialize in finding and promoting prestigious properties, guaranteeing our clients personalized and attentive service, meeting every luxury real estate need.

## Certification

**Energy Class:** C

## Property Informations

**Address:** Via XX Settembre

**Zip Code:** 25080

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 3

**State of Preservation:** Good

**Level:** 1

**Total Floor:** 2

**Age Construction:** 2005

**Current Status:** free upon deed

**Building Costs:** € 35

**Balconies:** Present

**Terrace:** Present

**Kitchen:** Exposed Kitchen

**Box:** Single

## Features

ADSL Coverage

Fastweb Coverage

Telephone System

Shower

Wooden Window Frames

Predisposition for Alarm

Shutters

Panoramic view

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices



**Realroi**

Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413  
info@realroi.it - <https://www.realroi.it/en>  
VAT 04174290983



**Realroi**

Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413  
info@realroi.it - <https://www.realroi.it/en>  
VAT 04174290983

