



REF. 04 – PORTION OF HOUSE WITH PRIVATE GARDEN, NO CONDO FEES, NO GILMOZZI RESTRICTION

ARCO - (TN) - TRENTINO ALTO ADIGE

€ 560,000.00



Are you looking for your oasis of peace and independence between Arco and Lake Garda? In Pratosaiano (Arco, Trento), surrounded by greenery and directly connected to the cycle path to Nago-Torbole and Riva del Garda, we offer a unique property for sale: a large three-room apartment on the first floor, inside a semi-detached building with only two units. The property, completely renovated and ready to live in, boasts large and bright rooms. Living area: entrance hall, well-organized eat-in kitchen and bright living room with direct access to the large panoramic terrace overlooking the surrounding nature. Sleeping area: debridement, 2 large double bedrooms and windowed bathroom with spacious shower cubicle. The property offers outdoor livability that is rare for the Arco area. Private garden: Large, sunny and adjacent to the house, perfect for relaxing moments, outdoor dinners or for pet owners. Detached Stube: ground floor room equipped with dedicated bathroom, ideal for guests, hobbies or smart working. Parking spaces and garages: Owned courtyard on the ground floor with space for multiple cars, as well as an owned garage and a spacious windowed cellar. The property has benefited from a deep energy redevelopment and a detailed interior restyling. Insulation and savings: external thermal coat, newly redone roof, high-performance windows and doors and installed solar panels. Technology & comfort: cooling system, fiber optic Internet connection, centralized suction system and video surveillance system. Unique strengths: - zero condominium fees, - free from the Gilmozzi constraint (perfect both as a first home and as a secondary residence/holiday home), - available immediately. Contact us today for further details or to schedule a viewing! *Holiday home on Lake Garda with no restrictions, Primary residence for sale in Arco with no HOA fees, Independent apartment with private garden in Alto Garda, Ideal property for nature and sports enthusiasts (MTB, climbing, trekking), Homes for sale in Pratosaiano Arco, Real estate Arco di Trento and surroundings, Apartment near the Nago-Torbole cycle path, Properties for sale minutes from Riva del Garda.*

YEAR	SQUERE METERS	FLOOR	ROOMS
2021	180	1	3
ROOMS	BATHROOM	GARAGE	PARKING

2

2

1

2