

**in sale a Valeggio sul Mincio**  
**Salionze**  
**€ 255.000**  
**Ref. AZ111**



**94 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

APARTMENT WITH GARDEN

In Valeggio sul Mincio, 30 minutes from Verona and just 15 minutes from Peschiera del Garda, a charming apartment in a rural courtyard with a swimming pool surrounded by vineyards.

The independent entrance, through a private garden, ensures peace and privacy. A comfortable internal staircase leads to the first floor, which features a bright living area with high ceilings and exposed beams, a kitchen, a living room, and a small mezzanine. A hallway leads to the master bedroom, a bathroom with a window and shower, and a comfortable second room suitable for various purposes. The 190 sq m garden, completely private and separated from the rest of the courtyard by a gate and hedges, is complete with a gazebo.

In the courtyard there is a covered parking space owned by the property and a single garage is located in the basement.

The property is in excellent condition. Completely renovated in 2008, it features independent heating, window frames with mosquito nets, a video intercom, and air conditioning.

Perfect as a main residence, a holiday home or a tourist investment.

The common areas of the courtyard are kept in perfect order by a gardener, and the swimming pool is open from June to October. There is also a shared sauna, open year-round.

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## Certification

**Energy Class:** E

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## Property details

**Address:** Corte Ca' Brusa', 2

**Zip Code:** 37067

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 3

**State of Preservation:** Excellent

**Level:** On two-levels

**Total Floor:** 1

**Heating:** Heating

**Parking:** Carport

**Age Construction:** 2008

**Building Costs:** € 110

**Garden:** Private

**Kitchen:** Exposed Kitchen

**Box:** Single

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