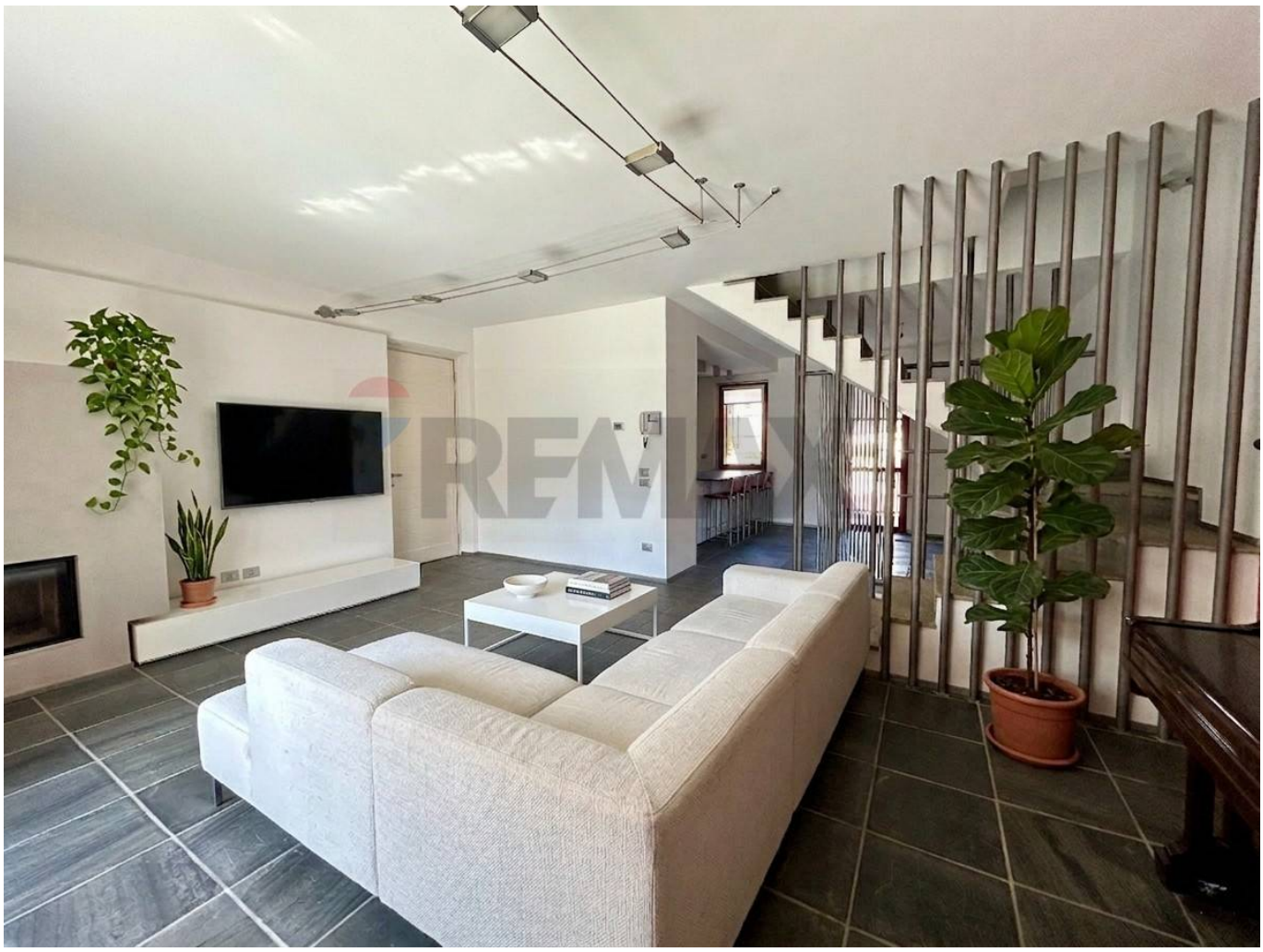
TEAM POLINI
Via Pietro Mascagni, 2/A - 24044 Lallio
Phone number +393890425787

Villa or small house in sale

€ 478.000

Ref. 34001038-1081



207 sq.m. | Bathrooms: 3 | Rooms: 4 | Locals: 5

For sale end villa in Costa Volpino Lake Iseo in the immediate vicinity of Lovere, Pisogne, Castro, Rogno, Darfo Boario Terme and only 45 km from Orio al Serio airport and the city centre of Bergamo. In the municipality of Costa Volpino, we offer for sale a semi-detached villa, free on three sides, with a private entrance, private garden, and very convenient to all amenities! The house is spread over three floors above ground (ground, first, second) each with a commercial area of approximately 60 m2 in addition to the basement, all connected by an internal staircase, and is composed as follows: Ground floor: welcoming living area with large living area embellished with a wall fireplace and fully equipped kitchen; First floor: sleeping area with parquet flooring and air conditioning, consisting of three well-distributed bedrooms, two balconies, bathroom with suspended sanitary ware and Bisazza cladding; Second floor (attic): versatile room with parquet flooring and air conditioning, perfect for creating a fourth bedroom, study or hobby room, as well as a bathroom and closet. Basement: consisting of a series of rooms used as a tavern, storage room, cellar, as well as a third bathroom and laundry room. The property includes a garage of approximately 30 m2 with an automatic sectional door. The house is in excellent condition with external insulation, a photovoltaic system, independent heating for each floor with a dedicated thermostat, a video intercom, a security door, an alarm system, and air conditioning. An ideal solution for those seeking independence, generous space, and a strategic location, perfectly balanced between tranquility and proximity to all amenities. Costa Volpino: It is one of the most dynamic and strategically located towns in the upper Sebino area. Situated on the Bergamo shore, yet just a stone's throw from the Brescia shore, it offers a perfect blend of the convenience of a well-served town and the natural beauty of Lake Iseo, which can be fully experienced on foot or by bicycle. The Oglio Cycle Path: A Panoramic Gem Costa Volpino is a key stop on the Oglio Cycle Route. This cycle/pedestrian path runs alongside the Oglio River, winding through reed beds and green spaces. Being completely flat, it's ideal

for families, runners, and cyclists seeking a relaxing and safe route, away from traffic and immersed in the lakeside landscape. The beach is located in a quiet location and is a true oasis of relaxation: It offers large green areas where you can lie in the sun, picnic areas and is often a reference point for those who practice water sports such as kayaking or rowing. Atmosphere: It is the perfect place for those seeking direct contact with the lake in a well-kept setting, 360 Degree Services One of the great advantages of Costa Volpino is that it is not "just" a tourist resort, but a lively center all year round with a range of services above the average for the area. Don't miss Costa Volpino, where you can take the ferry to Europe's largest lake island: Monte Isola! An ideal solution for those seeking independence, generous space, and a strategic location, perfectly balanced between tranquility and proximity to all amenities.

Property details

Zip Code: 24062

Rooms: 4

Bathrooms: 3

Locals: 5

Conservation status: Excellent

Floor: Multifloor

Total Floor: 3

Construction age: 1988

Current state: Free to deed

Balconies: Present

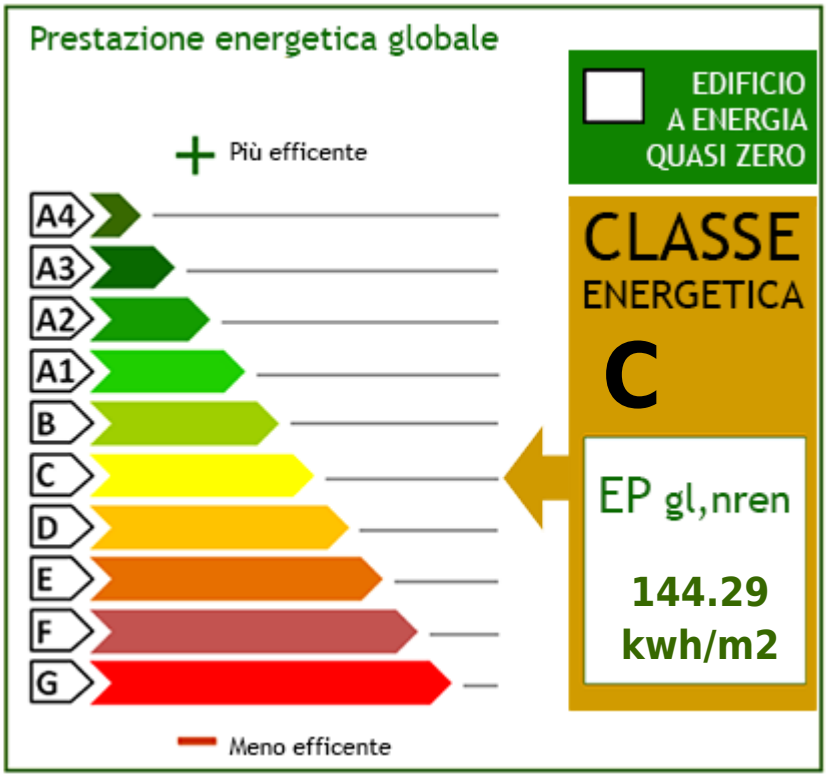
Garden: Private

Sea Distance: 1.500 meter

Kitchen: View

: Single

Allowed Pets: Yes



















TEAM POLINI
Via Pietro Mascagni, 2/A - Lallio (BG) - Phone number +393890425787
rpolini@remax.it - https://www.teampolini.it/en
VAT 03737200166









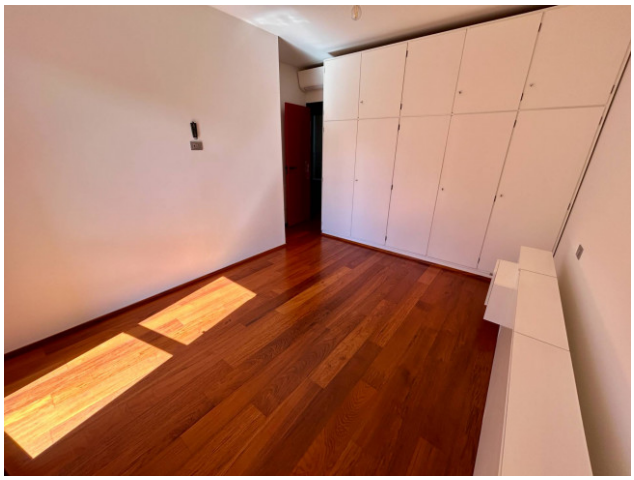








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VAT 03737200166



Polini Raffaella
Consulente immobiliare
VAT: 03737200166
Num. REA: BG313537

rpolini@remax.it

+39 389.04.25.787