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

Detached House in sale
€ 215.000
Ref. 34001038-1101



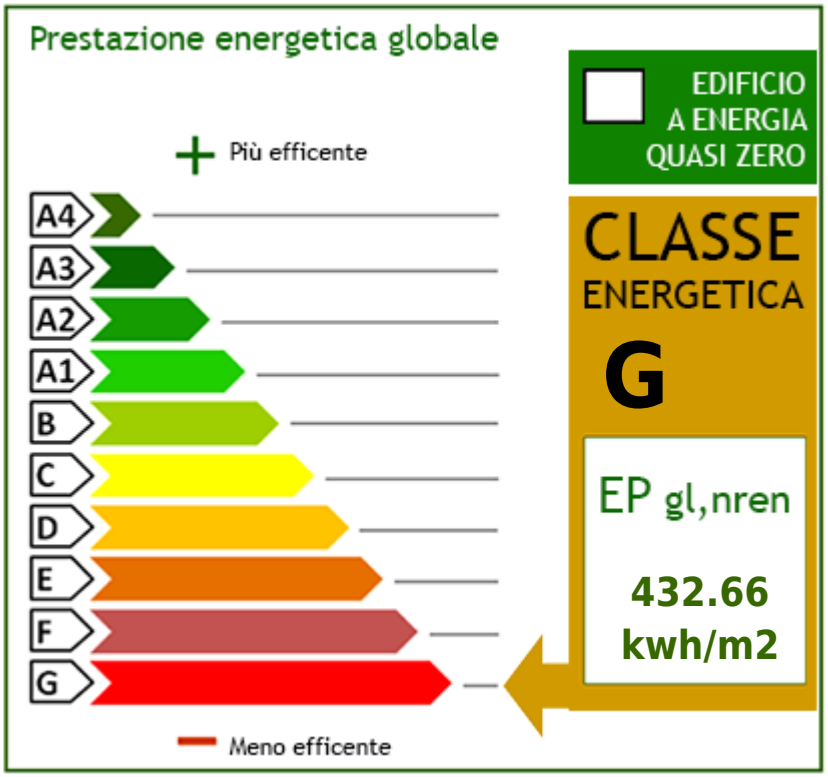
221 sq.m. | Bathrooms: 2 | Rooms: 3 | Locals: 5

Detached house with garden and exclusive courtyard for sale in Endine Gaiano in the province of Bergamo. In the town center, just minutes from Lake Endine, we offer for sale a detached townhouse. This is an ideal solution for those seeking a spacious home with no condo fees and comfortable private outdoor spaces. The location is convenient: all the town's amenities are within easy reach, and Bergamo city and Orio al Serio Airport are just a 40-minute drive away. Layout of Interior Spaces The house has a commercial area of approximately 185 m2 spread over several levels: • First Floor: Entrance, living room, kitchen, hallway, one bedroom and a bathroom with window and shower. • Second Floor: Connected by a private internal staircase, it houses two further large double bedrooms, a hallway, a laundry room, a second bathroom with bathtub and a terrace. Courtyard, Garden and Ancillary Rooms The property stands out for the presence of outdoor spaces and private accessories, very useful for daily management: • Internal courtyard (approximately 55 m2): A comfortable space that can also be used as an uncovered parking space. • Private Garden (approximately 55 m2): A fenced green area, ideal for those with pets or for relaxing outdoors. • Tavern (approximately 30 m2): A versatile space to use as a hobby space or for family gatherings. • Cellar (approximately 15 m2): Ideal space for storage. Characteristics The property is in good condition thanks to recent modernization works: in 2025, all double-glazed windows and interior doors were replaced, and the electrical and plumbing systems were updated. The heating is independent, and the boiler was replaced in 2023, ensuring energy efficiency and living comfort. Between Nature and Relaxation: Lake Endine and its proximity to Lake Iseo The house's location combines the tranquility of a small town with the convenience of having two splendid lakes within easy reach: • Lake Endine (a few minutes' walk): A tranquil body of water surrounded by greenery, ideal for those who love the simplicity of nature. Perfect for relaxing walks on the

pedestrianized shore, bike rides, sport fishing, or canoeing and kayaking. • Lake Iseo (just a 15-minute drive): A short distance away lies the scenic beauty of nearby Lake Iseo, with the splendid town of Lovere (one of the most beautiful villages in Italy) and boat connections to Monte Isola. This proximity offers an extra edge for day trips, lakeside restaurants, water sports, and tourist activities.

Property details

Zip Code: 24060	**Rooms**: 3
Bathrooms: 2	**Locals**: 5
Conservation status: Excellent	**Floor**: Multifloor
Total Floor: 3	**Suitable for students**: Yes
Current state: Free to deed	**Balconies**: Present
Garden: Private	**Sea Distance**: 750 meter
Kitchen: Kitchenette	**Allowed Pets**: Yes



















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