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

Semidetached House in sale

€ 50.000

Ref. 34001038-1111

101 sq.m. | Bathrooms: 1 | Rooms: 2 | Locals: 4

For sale: portion of a ground-floor building in Gianico (BS) - Valle Camonica – in the immediate vicinity of Darfo Boario Terme, Pian Camuno, Pisogne, Costa Volpino, Lovere, Castro and approximately 45 km from the cities of Bergamo and Brescia, the 2023 European Capital of Culture. In the heart of Gianico's historic center, we offer for sale a portion of a fully renovated townhouse, ideal for those looking to create a custom home or an attractive real estate investment. The property The property extends over three floors, connected by an external staircase. Each floor has a retail space of approximately 35 square meters and is distributed as follows: Ground floor: living room, kitchen, and bathroom. First floor: two bedrooms with balcony access. Second floor: large attic with two balconies, ideal for renovation to create additional living space. The property also includes a spacious cellar of approximately 35 square meters in the basement, perfect for storage, utility room, or accessory space. Camonica Valley and Lake Iseo Valle Camonica, the first Italian site recognized by UNESCO for its famous rock carvings, is a destination that combines nature, history, and tradition. Here you can enjoy hiking or mountain biking, walks in the woods, winter sports in the Montecampione area, visits to the valley's characteristic villages, and relaxing at the renowned Darfo Boario Terme spa. Just a few minutes away is the picturesque Lake Iseo, one of Lombardy's pearls, ideal for spending your free time strolling along the lakeside, enjoying boat trips, water sports, scenic cycle paths, and excellent restaurants serving local specialties.

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Certification

Energy Class: G

Property details

Zip Code: 25040

Rooms: 2

Bathrooms: 1

Locals: 4

Conservation status: To be restructured

Floor: Multifloor

Total Floor: 3

Absence of architectural barriers: Yes

Current state: Free to deed

Balconies: Present

Sea Distance: 10.900 meter

Kitchen: Habitable

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

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

rpolini@remax.it

+39 389.04.25.787