

Apartment in sale

€ 90.000

Ref. 34001038-1119



88 sq.m. | Bathrooms: 1 | Rooms: 2 | Locals: 3

□ APARTMENT WITH LARGE TERRACE IN THE HEART OF BRENO - Valle Camonica In the center of Breno, in Piazza Vittoria, we offer for sale an apartment ideal for those who want to live in a convenient and well-served location, without sacrificing space. The apartment is located in a tasteful and well-maintained building, completely renovated in 1998. The building was originally a school and now houses both residential and professional offices, including law firms, in a pleasant, orderly setting. The location is certainly one of the house's strong points: all the main amenities are within easy walking distance, as is the town center, while there are numerous parking spaces in the immediate vicinity, a particularly convenient feature for those who live in the house on a daily basis or for any guests. The apartment is very well maintained, has good finishes, and is offered for sale fully furnished, ready to move into immediately. Located on the second floor and served by a convenient elevator, it has a surface area of approximately 75 square meters and comprises a living room, separate kitchen, hallway, bathroom, two spacious bedrooms and a large terrace of approximately 35 square meters, a spacious outdoor space that is difficult to find in such a central location. Finishes include stoneware and parquet floors, independent heating with radiators, double-glazed wooden windows, a security door, and a video intercom. The property also has an energy efficiency rating of D.

□ BRENO AND THE CAMONICA VALLEY Breno is one of the most important historic centers in the Camonica Valley, a place that combines the convenience of everyday life with the opportunity to experience an area rich in history, culture, and outdoor activities. Dominating the town is the evocative Breno Castle, one of the symbols of the area, set in a panoramic position and easily recognizable from the entire valley. The historic center, the squares, and the characteristic corners of the town contribute to making Breno a pleasant place to experience in any season. The location is also particularly attractive for mountain and sports enthusiasts: the surrounding area offers

numerous walking and hiking trails, paths, and itineraries immersed in the Camonica Valley landscape. During the winter, the Borno ski resort is located about 13 km from Breno, a 20-minute drive away, and is ideal for spending days on the snow. For skiers and mountain enthusiasts, Ponte di Legno and the Tonale Pass, one of the most beautiful and well-known ski areas in the area, are about a 45-minute drive away. These ski areas offer ideal opportunities for both winter and summer mountain activities. From a transportation perspective, Breno is served by the SS42 highway, an important artery of the Camonica Valley that provides convenient access to the main towns in the area and connections to Bergamo and Brescia. □ LAKE ISEO ABOUT 30 MINUTES AWAY Another strong point is its proximity to Lake Iseo, about a 30-minute drive away. Its towns, quaint villages, lakeside walks, and numerous activities make Lake Iseo a pleasant destination to enjoy year-round. From Lake Iseo, you can also reach Monte Isola, Italy's largest lake island, with its characteristic villages, walks, and splendid views of the lake.

Property details

Zip Code: 25043

Rooms: 2

Bathrooms: 1

Locals: 3

Conservation status: Excellent

Floor: 2

Suitable for students: Yes

Construction age: 1998

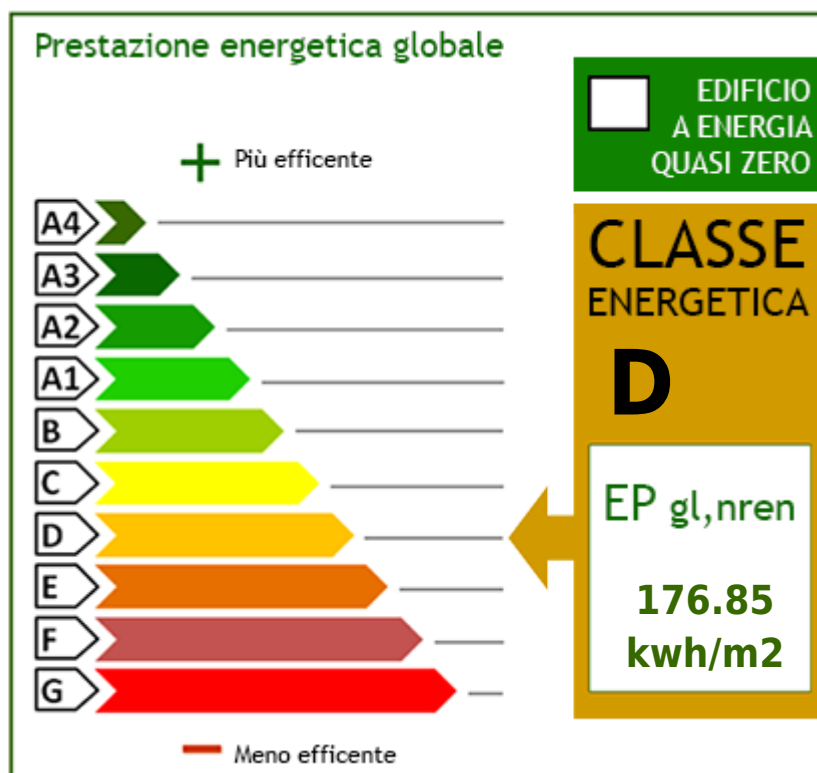
Current state: Free to deed

Condo Fee: € 30

Balconies: Present

Sea Distance: 25.000 meter

Kitchen: Habitable





REMAX



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