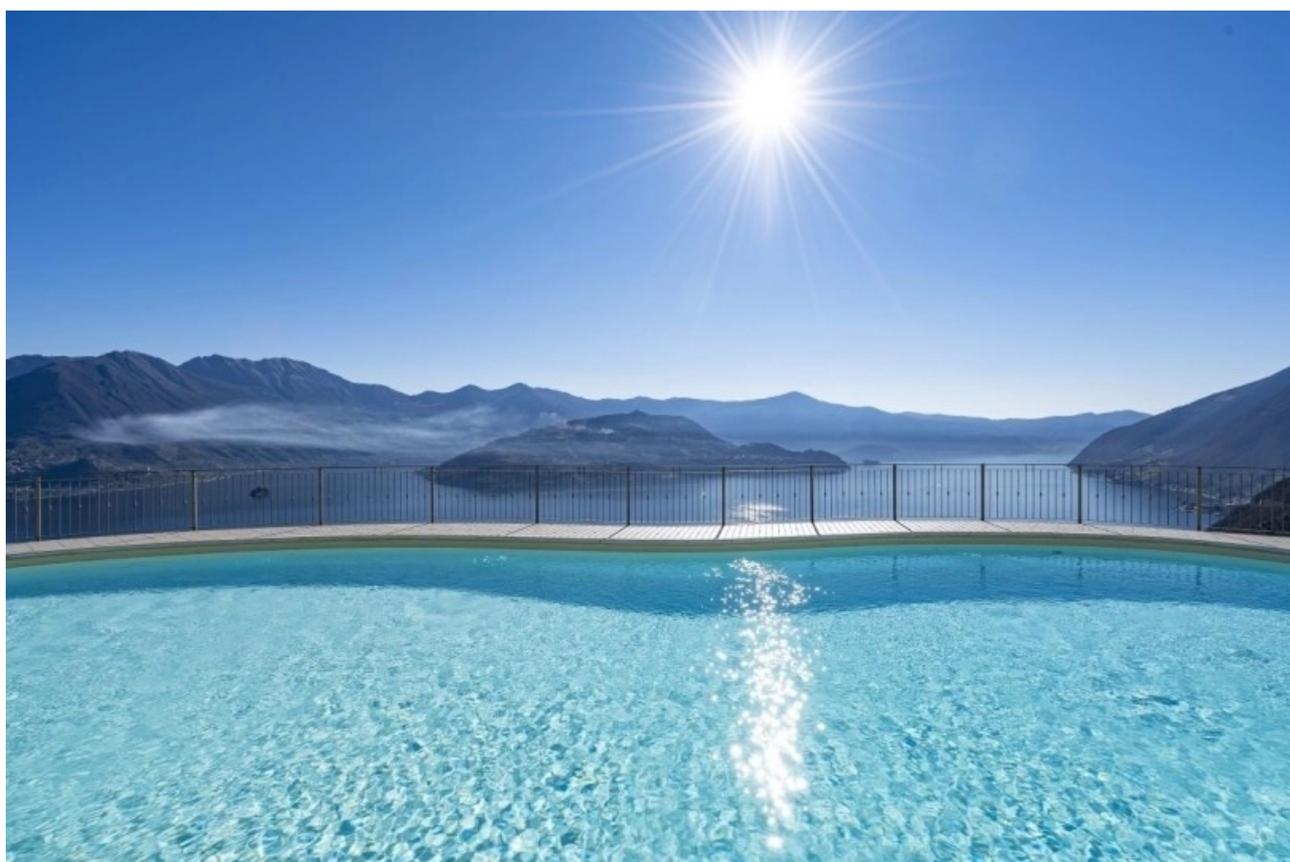




# PROPERTY REPORT



# One bedroom apartment with lake view and pool

This beautiful one bedroom apartment is located in **Parzanica**, which is a **small cosy village** on the west shore of Iseo lake.

The apartment is part of a residential complex, which lays in an absolutely panoramic position. This is indeed a very good spot to admire the lake, its island Monte Isola and the mountains surrounding the whole area.

The apartment has a South orientation, which gives many hours of sunshine, but it's never too hot thanks to the lake breeze and to the fact that we are at about 600 mt. above sea level, therefore the climate will always be very pleasant.

Within 10 minutes by car you can reach the lake and its beaches, some nice cafes and restaurant and the unspoiled Italian lifestyle!

This lovely place is perfect to forget the daily stress, letting yourselves go to the pleasure of the senses, admiring the wonders of nature, it is the ideal place for a small family as well as for a couple, a dip in the pool admiring the view in the hottest hours and a dinner on your terrace in a fairytale setting, all from the comfort of your own home!

This apartment qualifies for our Easy Rental Program, if you want to rent your property while you're not using it, we offer you a complete management and income-generating service for your property only when you leave it empty, ask your agent further details if you're interested!

**Let your dreams became true**, call us now or write an email specifying when you would like to join us for a visit and we will be happy to let you experience what no words and picture can completely describe.

## A few more details about the property...

<b>Address</b>	<b>via delle Sirene, 1 Parzanica (BG)</b>
<b>Map Location</b>	<a href="https://maps.app.goo.gl/dA8VPLhJ45xvxLww9">https://maps.app.goo.gl/dA8VPLhJ45xvxLww9</a>
<b>Price</b>	210.000 €
<b>Taxes on purchase (Registry tax and stamp duty)</b>	4.400 €
<b>Agency Fee</b>	4% + VAT of sales price
<b>Notary honorary</b>	From €2.500 to €3.000 + VAT *
<b>Interpreter and Translation of notarial deed</b>	From €1.000 to €2.000 *
<b>Apartment description</b>	3 rooms apartment + bathroom and panoramic terrace, storage room and garage. Furnitures included
<b>Heating</b>	Methan Gas
<b>Furnitures</b>	Included in the price
<b>Garage</b>	Included in the price
<b>Year of construction</b>	2012
<b>Swimming Pool</b>	Shared pool
<b>Yearly condo fee</b>	€1.000 (to be confirmed) and subject to modification by the owner's association)
<b>Link to the listing</b>	<a href="https://gcase.it/it/lagoiseo/trilocale-parzanica-37356">https://gcase.it/it/lagoiseo/trilocale-parzanica-37356</a>
<b>Possibile annual gross income from short rentals</b>	<b>20.000 €</b>

\* Notary fee, as well as the cost of interpreter for the meeting with notary and translation of notarial deed, can't be precisely estimated at this stage, a more precise quotation will be possible when the notary will receive precise details on the property and on the parties involved in the sale.

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