




PROPERTY EXPOSÉ

Address	via San Mauro, 1 Parzanica
Map Location	https://maps.app.goo.gl/cfFBtoj5rsD5ZTB6A
Price	 €140.000 150 0 00
Commercial area of the apartment	61 s.m.
Taxes on purchase for non residents	4.285,71 €
Ownership Tax (IMU)	600 €
Agency Fee	Euro 7.320
Notary honorary	From €2.500 to €3.000 + VAT *
Interpreter and Translation of notarial deed	From €1.000 to €1.500 *
Apartment description	1 bedroom apartment at ground floor composed by front garden, entrance, lounge with kitchenette, hallway, bathroom with shower and washing machine, one bedroom and a back outdoor space.
Heating	Methan gas
Furnitures	Kitchen included
Box	Included in the price (16 s.m.)
Year of construction	2010
Swimming Pool	Not available
Yearly condo fee	€850 (subject to modification by the owner's association)
Link to the listing	https://gcase.it/it/lagoiseo/bilocale-parzanica-37447
Average Yearly STR gross income	16.000 €

* 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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Apartment with Garden and Lake View – Parzanica, Lake Iseo

Open the door. In front of you, the lush green of your private garden... and the deep blue of Lake Iseo. The air is fresh, filled with the scent of nature. You are in Parzanica, 600 meters above sea level, in a peaceful oasis where time seems to slow down.

This apartment welcomes you with a spacious, bright living area and open-plan kitchen overlooking the garden. Perfect for outdoor breakfasts, summer dinners, or simply relaxing on a sun lounger while admiring the lake.

The sleeping area is well separated, offering a large double bedroom and a modern bathroom with a shower. It's the ideal place for those seeking tranquility – or for those looking to invest. A private garage and cellar are included in the price!

That's where Italian Vacation Homes comes in: specialists in short-term rentals, promoting your property on top international portals and managing every aspect – check-in, cleaning, bookings – so all you have to do is collect your income. No stress, just returns.



Potential rental income from short-term rentals: approx. €16,000 gross per year



Parzanica: peaceful, authentic, just a few minutes from the beauty of the lake, yet far from the crowds.