

Villa for Sale in Lonato del Garda

Barcuzzi

€ 3.300.000

Ref. CBI119-1337-278



640 sq.m | Bathrooms: 5 | Bedrooms: 4 | Rooms: 8

In lower Garda, between the municipalities of Lonato d/G and Padenghe s/G, in a strategic position for communication routes, we propose a newly built modern villa with spectacular lake view, swimming pool and beautiful porch. The techniques and technologies used for the construction and insulation, the very high level finishes, the location and the privacy make this property interesting and unique.

The villa has an internal surface area of approximately 600 square metres, distributed on four levels served by a lift.

The setting is that of a scenographic garden designed by a landscape architect where an elegant infinity pool is located.

The choice of spaces and finishes are fully customisable. In the basement minus two, in addition to the garage with mobile platform and the service rooms, we find the heating plant, the storage unit for the photovoltaic system, and the panel for the infinity pool, all managed by a sophisticated home automation system. On the minus one floor, on the other hand, we find important spaces for the gym and spa. On the ground floor, with a large window opening onto the front side of the villa, is the living area with a large living room with a portico overlooking the pool and garden and a generously sized master bedroom. The sleeping area on the first floor consists of three double bedrooms with walk-in wardrobes and two bathrooms.

The flat roof has been used as a terrace and offers a spectacular lake view.

The property is located in a residential context of exclusive villas, in a beautiful hilly green area, close to the shores of the lake which are only 2 km away, close to the most renowned golf courses and convenient to all services.



Padenghe sul Garda and Lonato del Garda are two towns that are both located in a hilly area on the south-western shore of Lake Garda in a splendid position overlooking the lake. They are both suitable areas for holidays on the lake and for habitual residence and are a good answer to the demand for comfort and interests of all kinds. Lonato enjoys a delightful and well-equipped beach on the lake (Lido di Lonato) and countless opportunities for recreation: golf courses, shooting ranges, go-karts, swimming pools, riding stables, tennis courts, etc., as well as private and public schools of all levels, a library, and places of worship: the Basilica, La Pieve, the Sanctuary.

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Coldwell Banker Realroi is in Desenzano del Garda in Piazza Malvezzi, in the historic heart of the Garda town, behind the small old port. Our Agency is our business card, welcoming and elegant, a meeting place between offers and requests for exclusive and sought-after properties.

Certification

Energy Class: A4

Property Informations

Address: Via SANT'ANNA, SNC

Bedrooms: 4

Bathrooms: 5

Rooms: 8

State of Preservation: Excellent

Level: Multi-Storey

Total Floor: 3

Lift: Yes

Age Construction: 2024

Terrace: Present, 129 sq.m

Garden: Private, 900 sq.m

Sea Distance: 2.500 meter

Kitchen: Exposed Kitchen

Box: Quadruple

Features

Terrace: 72 □

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Sanitary Suspended

Jacuzzi

Shower

Aluminum Frames

Predisposition for Alarm

Safe-Deposit Box

Sea View

Basement

Pool

Panoramic view

Land: 900 □

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

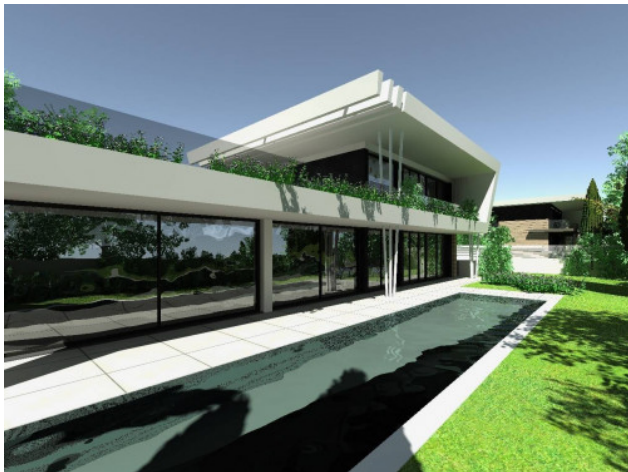
High Schools

Cafe

Post Offices

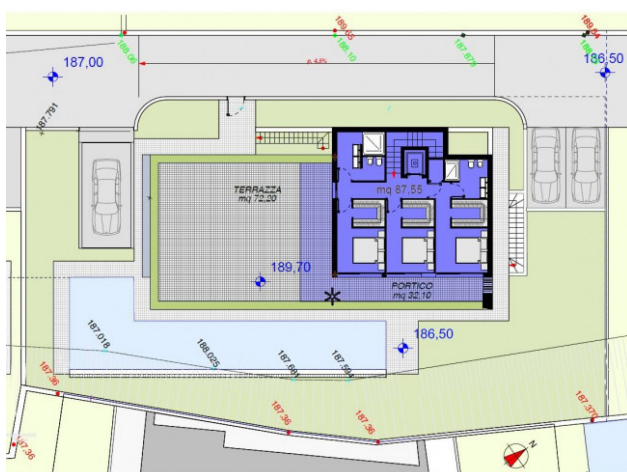
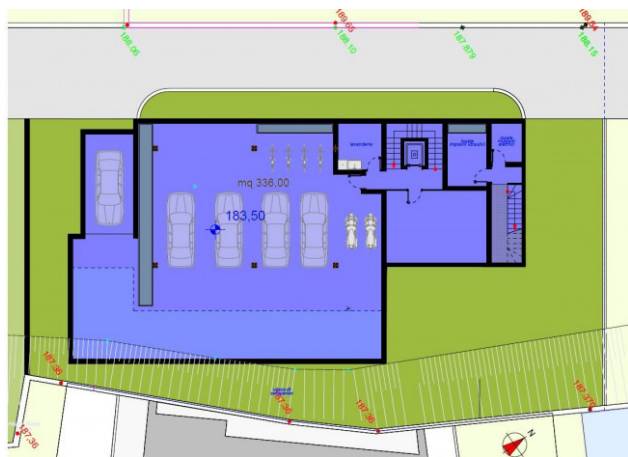
Shopping Centers

Municipal Offices



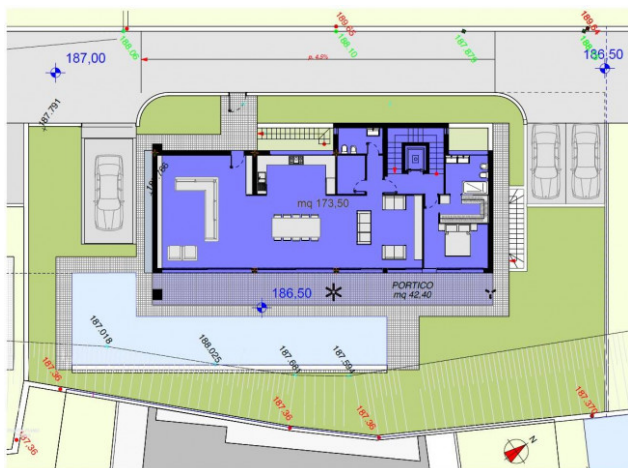
Realroi

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