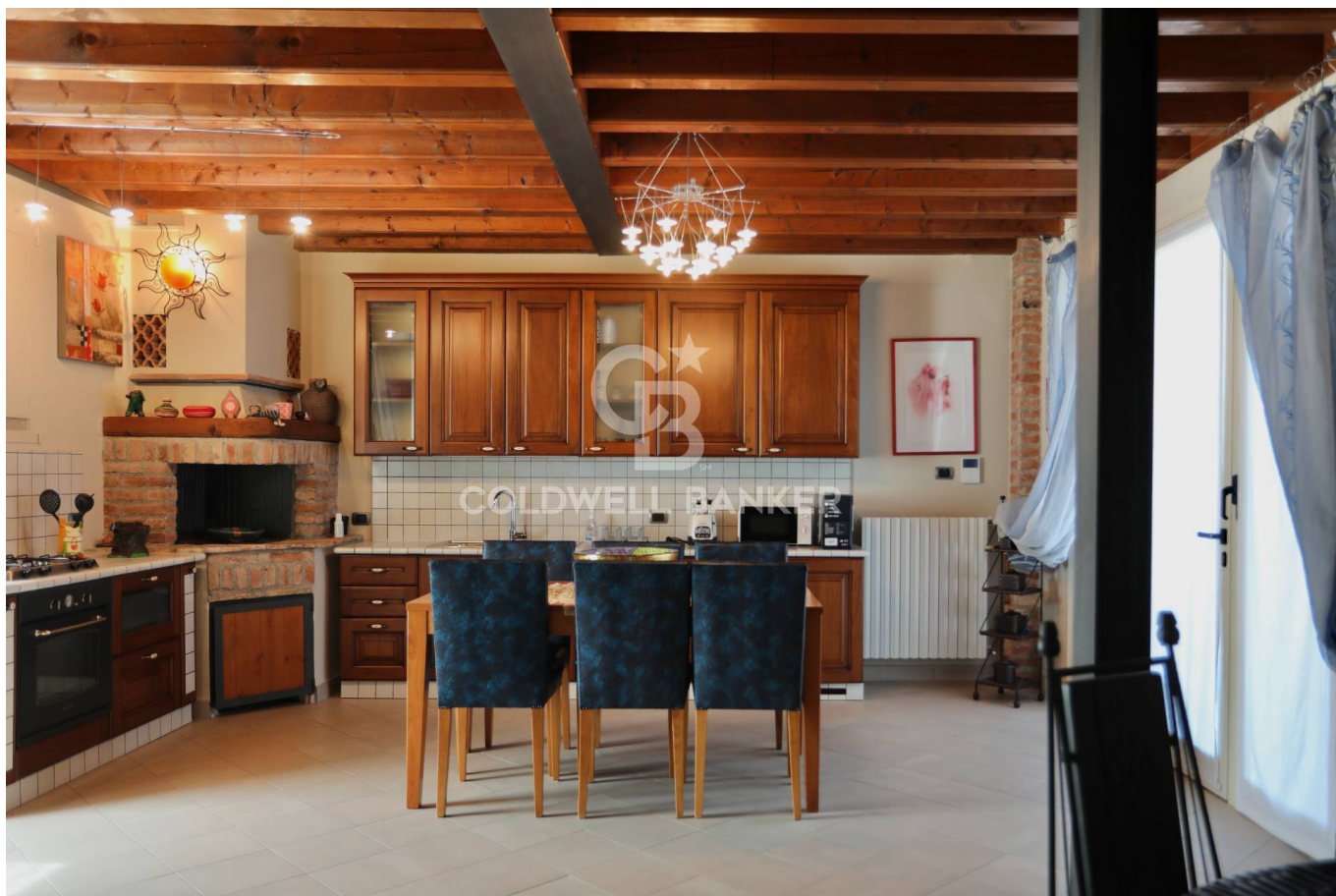


Apartment for Sale in Lonato del Garda

Barcuzzi

€ 435.000

Ref. CBI119-1337-333



145 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5

In the greenery and tranquility of the first hinterland of Lake Garda, we offer for sale in Barcuzzi di Lonato an independent apartment of particular charm. The house is part of an exclusive residence created from the careful renovation of a farmhouse, spread over two floors, on the ground floor the entrance opens onto a large and bright living room with open kitchen and dining area, a service bathroom with shower and dressing room used as a laundry room, a French window leads to the external area where we find a private garden of approximately 110 m2 where it would be possible to create a wooden gazebo for outdoor lunches and dinners. On the upper, first and last floor, we find two large bedrooms, the first of 14 m2 with a small closet or walk-in closet and the second of approximately 20 m2, a bathroom with bathtub completes the floor. The very bright bedrooms both have French windows opening onto the courtyard and the wooden beam ceiling reaches a height of 3.30 metres.

The farmhouse is set in a 10,000 m2 perfectly maintained garden with splendid plants and colorful flowers. The park has an area reserved for the large swimming pool and a large solarium with bathrooms serving the outdoor area, there is also a multipurpose sports field (tennis/football) and

a bowling green as well as the convivial area dedicated to the barbecue with stone fireplace and table for 20 people. The property park is inserted in a plus

large context of approximately 100,000 m2 intended for a farm planted with olive trees, closed by a single fence that protects both properties.

There is also a 24m2 garage and an external parking space. The location of the estate is particularly favourable, convenient to the main



communication routes: the motorway and ring road which can be reached in a few minutes by car, it is close to all services (supermarkets, shops, schools,...) and all sports routes cycle and pedestrian paths. The Golf & Spa Palazzo Arzaga is a few km away, Lonato can be reached in two minutes by car and a little more to Lake Garda, and Lido di Lonato with its beaches or the center of Desenzano.

Padenghe sul Garda and Lonato del Garda are two towns that are both located in a hilly area on the south-west shore of Lake Garda in a splendid position overlooking the lake. They are areas suitable both for holiday stays on the lake and for habitual residence and represent a good response to the request for comfort and interests of all kinds. Lonato enjoys a delightful and well-equipped beach on the lake (Lido di Lonato) and countless leisure opportunities: golf courses, clay pigeon shooting, go karts, swimming pools, riding stables, tennis courts etc., there is no shortage of schools of all levels and private and public levels, library, places of worship: the Basilica, the Parish Church, the Sanctuary.

Coldwell Banker is a real estate network founded in 1906 in San Francisco and has represented a point of reference and guide for the global market for over a century. A brand universally recognized and appreciated by the most demanding customers. Reliability, quality of services and globality are the cornerstones of our group. We are present in more than 44 countries, with 3,000 agencies and over 90,000 agents. We Coldwell Banker Realroi are in Desenzano del Garda in Piazza Malvezzi, in the historic heart of the Garda town, behind the small ancient port. Our Agency is our business card, welcoming and elegant, a meeting place for offers and requests for exclusive and sought-after properties.

Property Informations

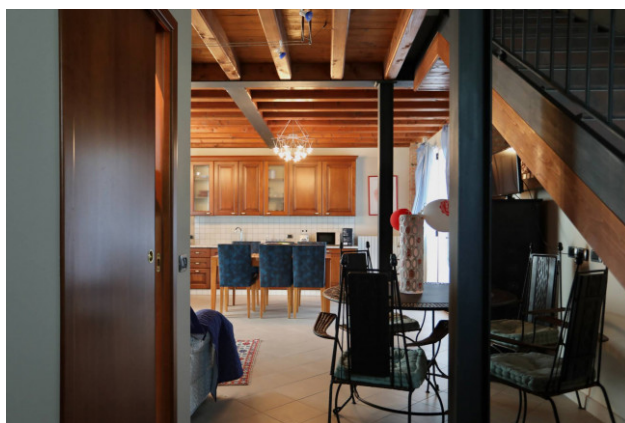
Address: via bariselli, 5	Zip Code: 25017
Bedrooms: 2	Bathrooms: 2
Rooms: 5	State of Preservation: Excellent
Level: On two-levels	Total Floor: 2
Parking: Uncovered Parking	Age Construction: 2002
Current Status: free upon deed	Building Costs: € 320
Garden: Private, 110 sq.m	Sea Distance: 3.000 meter
Kitchen: Exposed Kitchen	Box: Single, 24 sq.m

Features

Tv Antenna: Condominium	Tv SAT: Condominium	Closet
ADSL Coverage	Fireplace	Air-Conditioned
Telephone System	Wiring: By Law	Shower
Predisposition for Alarm	Pool	Panoramic view
Distance shops or city		

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

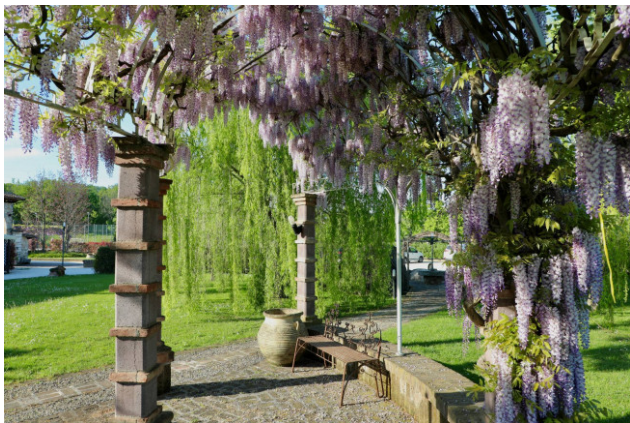
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RILIEVO
PIANTA PIANO PRIMO

The floor plan includes the following rooms and dimensions:

- Camera/Studio**: 21.60 mq, R.A.I. 0,136
- Disimpegno**: 3.60 mq
- Ripostiglio**: 1.90 mq
- luccarnio**: 90x90
- Camera**: 14.50 mq, R.A.I. 0,152
- Bagno**: 5.10 mq, H 2.40 m
- Ventilazione meccanica**: 180mc/h

Other dimensions and labels include: A.U.I., H min 263 m, 140, 210, 80, 210, 198.0, 140.0, 55.0, 330.0, 90, 155, H max 380 m, and A.