Realroi
Piazza Malvezzi 23 - 25015 Desenzano del Garda
Phone number (+39) 030 4191413

Apartment for Sale in Lonato del Garda
Barcuzzi
€ 420.000
Ref. CBI119-1337-333



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

We offer for sale in Barcuzzi di Lonato an apartment that is part of an exclusive residence created through the careful renovation of a farmhouse. The two-story residence features a ground floor entrance hall that opens onto a spacious and bright living room with an open-plan kitchen and dining area, a bathroom with shower, and an anteroom used as a laundry room. A French door leads to the outdoor area, where there is a private garden of approximately 110 m², ideal for creating a wooden gazebo for al fresco dining. On the upper floor, the first and last, are two large bedrooms, the first measuring 14 m² with a small closet or walk-in closet, and the second approximately 20 m². A bathroom with a bathtub completes the floor. The bright bedrooms both have French windows opening onto the courtyard, and the wooden beamed ceilings reach a height of 3.30 meters. The farmhouse is nestled in a 10,000 m² park, perfectly maintained as a garden with splendid plants and colorful flowers. The park has a reserved for the large swimming pool and a large solarium with bathrooms serving the outdoor area, there is also a multipurpose sports field (tennis/five-a-side football) and a bocce court as well as a convivial area dedicated to the barbecue with a stone fireplace and a table for 20 people. The property's park is set in a more Large property of approximately 100,000 m² intended for agricultural use, planted with olive trees, enclosed by a single fence that protects both properties. The property also includes a 24m² garage and an outdoor parking space. The estate is ideally located, convenient to major transport links: the motorway and ring road are just a few minutes' drive away, and close to all amenities (supermarkets, shops, schools, etc.) and all sports, cycling, and walking trails. The Palazzo Arzaga Golf & Spa is just a few kilometers away, and Lonato can be reached in two minutes by car, with Lake Garda, the Lido di Lonato beaches, and the center of Desenzano just a short drive away. Padenghe sul Garda and Lonato del Garda are two towns, both nestled in the hills on the southwest shore of Lake

Garda, in a splendid position overlooking the lake. They are ideal for both lakeside vacations and permanent residences, offering a wide range of amenities and interests. Lonato boasts a delightful and well-equipped lakeside beach (Lido di Lonato) and countless recreational opportunities: golf courses, clay pigeon shooting, go-karting, swimming pools, riding stables, tennis courts, and more. There are also private and public schools of all levels, a library, and places of worship: the Basilica, the Parish Church, and the Sanctuary. Coldwell Banker, founded in 1906 in San Francisco, is a world-renowned real estate network, recognized for over a century as a benchmark in the global market. Our brand is synonymous with reliability, excellence, and innovation, appreciated by the most discerning clients for the quality of our services and our international presence. With over 3,300 locations and more than 100,000 agents in 44 countries, our global network allows us to connect buyers and sellers around the world. Coldwell Banker Real Estate, located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port, is the hub of our operations on Lake Garda and the surrounding area. Our headquarters reflects our philosophy: welcoming, elegant, and professional, it is the place where supply and demand for exclusive properties meet. We specialize in finding and promoting prestigious properties, guaranteeing our clients personalized and attentive service, meeting every luxury real estate need.

Certification

Energy Class: G

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	

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			











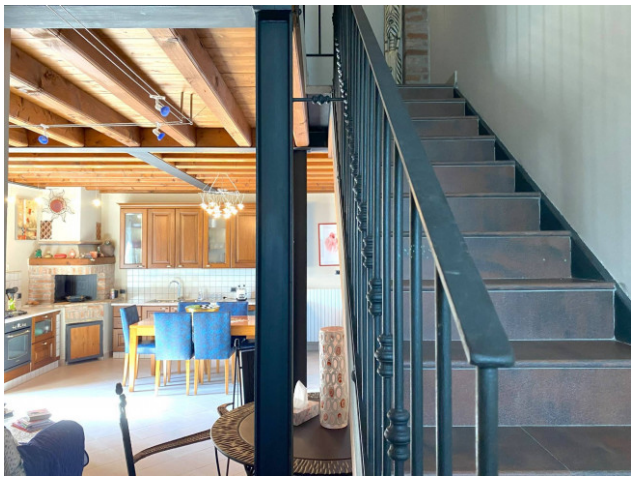


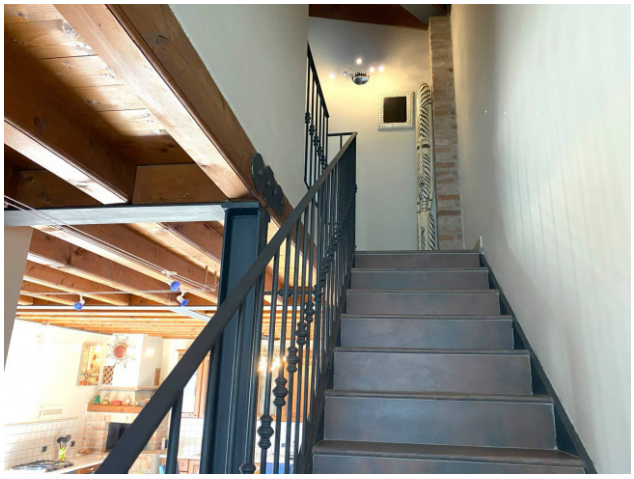




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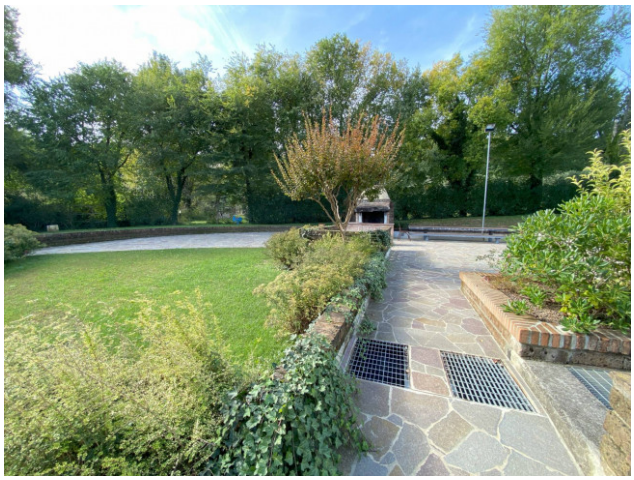








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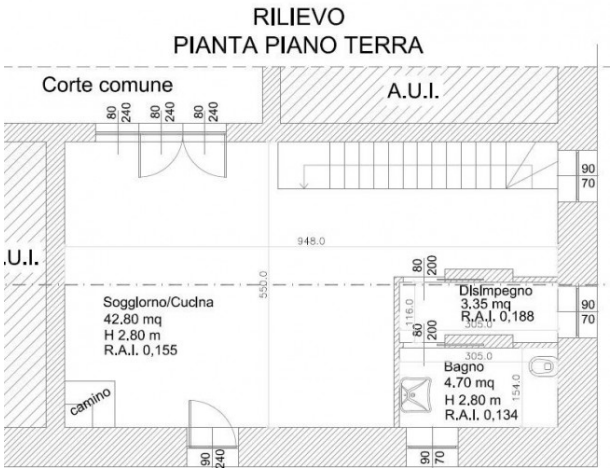












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