



## rustic/house/court for Sale in Lonato del Garda

### € 450.000

### Ref. CBI119-1337-646



**270 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5**

Detached rustic house with 900 m<sup>2</sup> of land, southwest exposure, in the center of Lonato del Garda.

Centrally located approximately 650 meters from the main square, we offer for sale a detached building in an advanced state of complete renovation, located on a private lot of approximately 900 m<sup>2</sup>. The property extends over two levels for a total area of approximately 300 m<sup>2</sup>. The load-bearing structure, external infill walls, and roof have already been completed, allowing for a clear definition of the spaces and volumes.

The south-west exposure guarantees excellent brightness throughout the day and enhances both the internal and external spaces.

The spacious, regular spaces allow for a functional and customizable layout: the ground floor is ideal for ancillary rooms, garages, or utility areas, while the upper floor is ideal for the main living area, overlooking the greenery and offering the possibility of developing loggias or terraces.

The approximately 900 m<sup>2</sup> lot is a rare asset for its central location, offering private outdoor spaces and a secluded setting while remaining convenient to all amenities.

An ideal solution for those looking to build a large, fully customizable detached home in one of the most sought-after areas of the region.

Possibility of support in design and renovation.

Coldwell Banker, founded in 1906 in San Francisco, is one of the world's most renowned real estate networks, synonymous with reliability, excellence, and innovation in the global market for over a century. Appreciated by the most discerning clients for its quality service and widespread international presence, the brand now has over 3,300 locations and more than 100,000 agents in 44 countries,

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Coldwell Banker Real Estate is located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port. Our office perfectly embodies our philosophy: hospitality, elegance, and professionalism, in a place where supply and demand for exclusive properties meet. We specialize in selecting and promoting prestigious properties, offering a personalized, attentive, and confidential service, able to meet every need in the luxury real estate sector.

## Certification

**Energy Class:** not applicable

## Property Informations

**Address:** VIA DEL CILIEGIO

**Zip Code:** 25017

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 5

**State of Preservation:** Be Restored

**Level:** On two-levels

**Total Floor:** 2

**Age Construction:** 1980

**Current Status:** free upon deed

**Terrace:** Present

**Garden:** Private

**Sea Distance:** 6.000 meter

**Kitchen:** Exposed Kitchen

**Box:** Quadruple

## Features

Terrace

Land: 900  $\square$

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

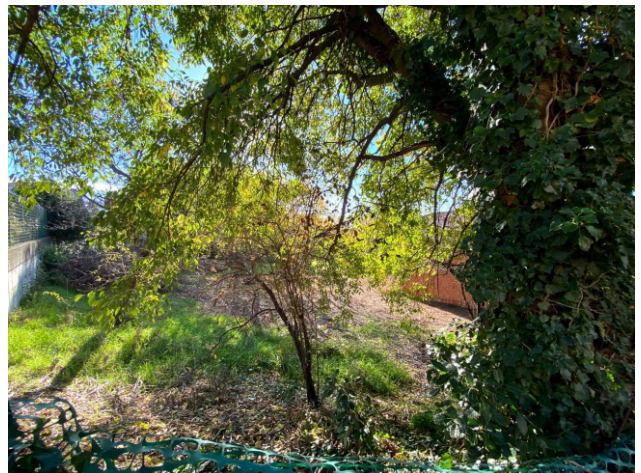
Cafe

Post Offices

Shopping Centers

Municipal Offices





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