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

Terraced villa for Sale in Lonato del Garda Sedena

€ 390.000

Ref. CBI119-3190-10-7



155 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4

In Lonato del Garda, located in a quiet residential area in Sedena, we offer for sale a terraced house on two levels, ideal for families looking for comfort, functionality, and well-distributed space.
The property is entered through the lovely private garden, which leads to the bright living area, featuring a welcoming living area with an open-plan kitchen, perfect for enjoying moments of conviviality with family or friends.
On the same floor there is a practical laundry room and a convenient garage, directly connected to the house.
Going up to the first floor, the sleeping area unfolds, consisting of a spacious double bedroom with access to a private balcony, two well-sized single bedrooms, one of which has a second private balcony, and a bathroom that completes the floor.

The property is Class A1, built with high energy efficiency standards: 14 cm thermal insulation, underfloor heating with a heat pump, a 4.5 kW photovoltaic system, and provision for air conditioning. It features a video intercom, alarm system, a security door, highly thermally and acoustically insulated PVC windows with mosquito nets, and motorized shutters. High-quality finishes include wood-effect porcelain stoneware floors, suspended bathroom fixtures, and a private garden.

The property enjoys a particularly strategic location, ideal for those seeking a private setting without sacrificing convenient transportation and proximity to Lake Garda's main towns. The center of Desenzano del Garda is about a 10-minute drive away, while Padenghe sul Garda is just 8 minutes away. Furthermore, the A4 Milan-Venice motorway exit is about 10 minutes away, ensuring quick

connections to Northern Italy's main cities.

Lonato del Garda is a charming town located in the heart of the Lake Garda region, combining the charm of history and nature with a strategic location. This village boasts significant historical monuments, including the majestic Rocca Viscontea and the Basilica of San Giovanni Battista, which bear witness to its rich past.
Its proximity to Lake Garda, just minutes away, offers residents the opportunity to enjoy wonderful beaches, water sports, and lakeside walks. Lonato is also well connected to major roads, allowing easy access to tourist destinations such as Desenzano, Sirmione, and the surrounding moraine hills.
Lively yet tranquil, Lonato del Garda is the ideal place for those seeking a peaceful environment, surrounded by nature, without giving up all the services and beauty that Lake Garda has to offer.

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Certification

Energy Class: A1

Property Informations

Address: Via Schia	**Zip Code**: 25017
Bedrooms: 3	**Bathrooms**: 1
Rooms: 4	**State of Preservation**: Excellent
Level: Ground Floor	**Total Floor**: 2
Age Construction: 2026	**Balconies**: Present, 9 sq.m
Garden: Private, 178 sq.m	**Kitchen**: Exposed Kitchen

Features

Tv Antenna: Autonomous	Wiring: By Law	Sanitary Suspended
Shower	Predisposition for Alarm	Shutters

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Public Transport
Kindergarten	Elementary Schools	Schools	High Schools
Cafe	Post Offices	Shopping Centers	Municipal Offices



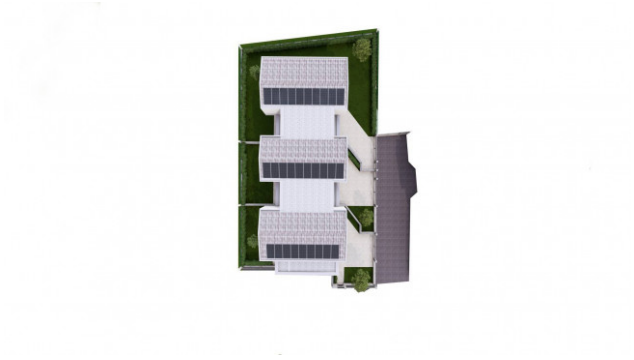












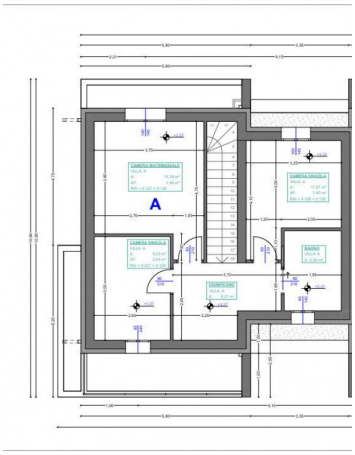


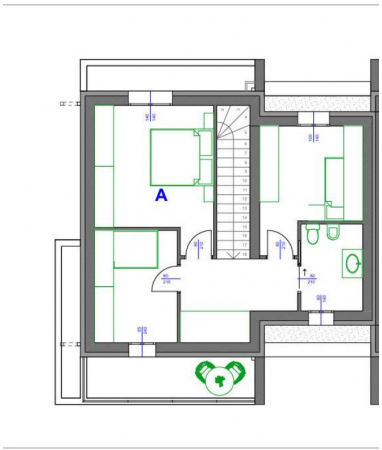
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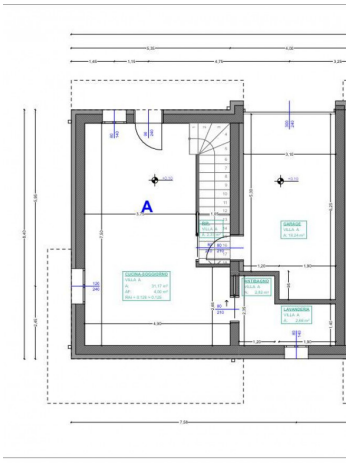


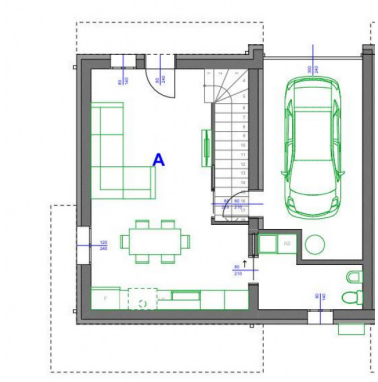


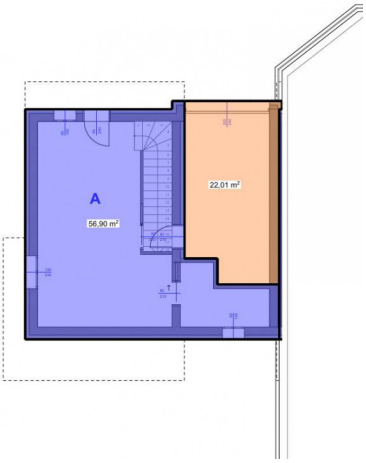




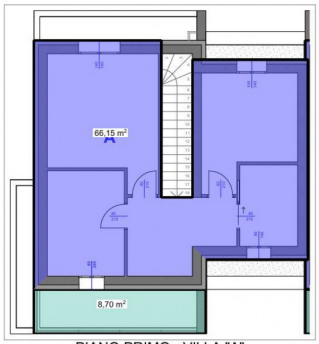




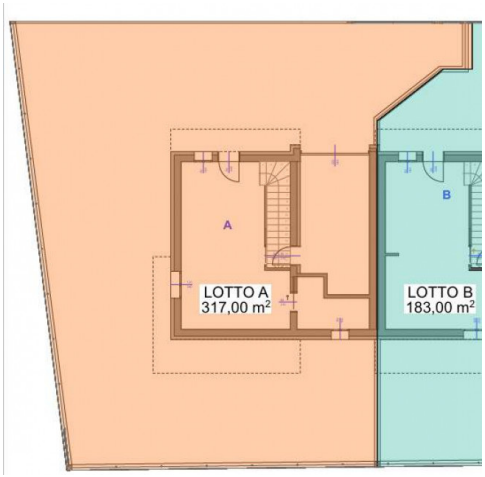




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PIANO PRIMO - VILLA "A"



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