

Terraced villa for Sale in Lonato del Garda Sedena

price from € 383.000

Ref. CBI119-1337-745



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

NEWLY BUILT TERRACED VILLAS

In Lonato, in the quiet town of Sedena, within a residential area, we offer a terraced house featuring bright rooms, well-distributed spaces, and a high level of living comfort.

The property opens onto the private garden, a pleasant green space that leads to the entrance of the house.

The ground floor features a bright living area with an open-plan living room and kitchen, designed to enhance conviviality and everyday life.

The level is completed by a practical ante-bathroom, a functional laundry room and a convenient garage directly connected to the house.

Going upstairs you reach the sleeping area, designed to ensure privacy and well-being for the whole family.

The spacious and welcoming double bedroom has a private balcony that offers a private outdoor escape.

There are also two single bedrooms, ideal as children's bedrooms, a study, or a guest room; one of them has access to a second balcony.

A generous hallway, which gives space and harmony to the rooms, leads to the bathroom with window that serves the floor.

The location is a significant added value: the villa is strategically located, perfectly connected to Lake Garda's main destinations. The center of Desenzano del Garda can be reached in about 10 minutes, Padenghe sul Garda in just 8 minutes, while the A4 Milan-Venice



motorway exit is just 10 minutes away, ensuring quick and easy connections to the main cities of Northern Italy. A modern and elegant solution, ideal for those who want to live in a private and tranquil setting, without sacrificing the convenience of services and proximity to the most renowned towns on Lake Garda.

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.

Coldwell Banker is a real estate network founded in San Francisco in 1906. For over a century, it has been a benchmark and guide for the global market. A brand universally recognized and appreciated by the most discerning clients. Reliability, quality of service, and global reach are the cornerstones of our group. We operate in over 44 countries, with 3,000 branches and over 90,000 agents. Coldwell Banker Real Estate is located in Desenzano del Garda at Piazza Malvezzi 23, in the historic heart of the town, behind the small ancient harbor. Our agency is our calling card: welcoming and elegant, a meeting place for offers and requests for exclusive and sought-after properties.

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, 46 sq.m

Kitchen: Exposed Kitchen

Box: Double, 18 sq.m

Features

Terrace

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

Wiring: By Law

Sanitary Suspended

Shower

Predisposition for Alarm

Land

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

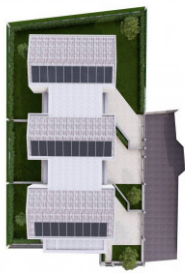
High Schools

Cafe

Post Offices

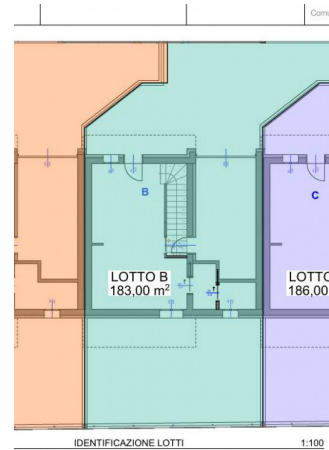
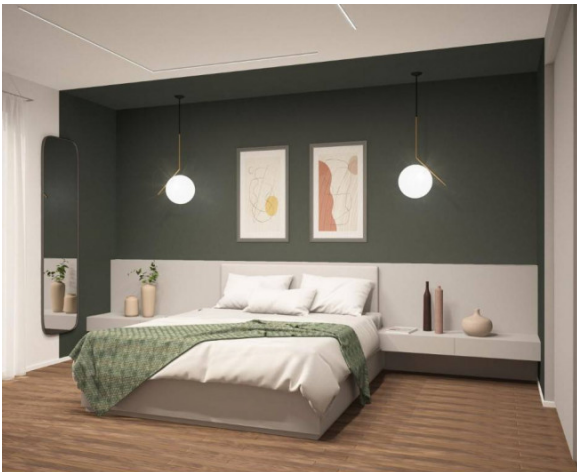
Shopping Centers

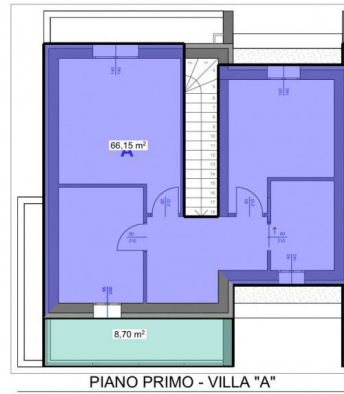
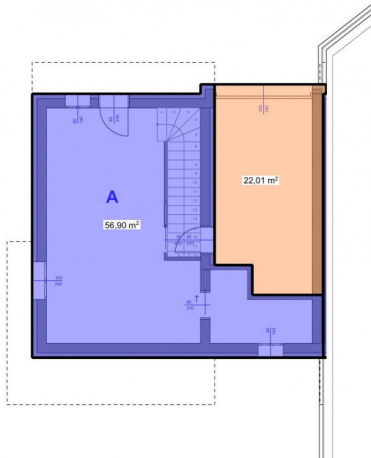
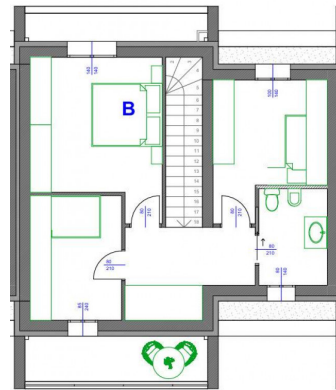
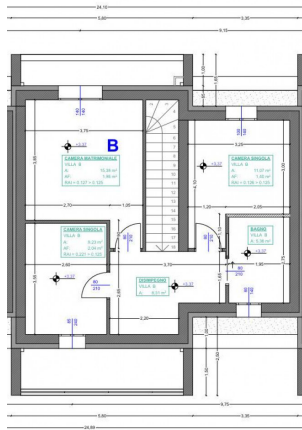
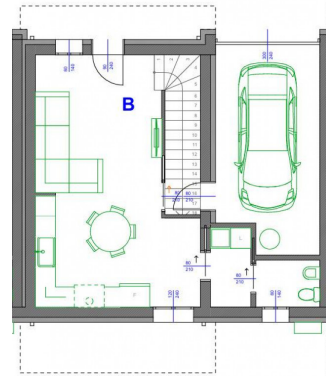
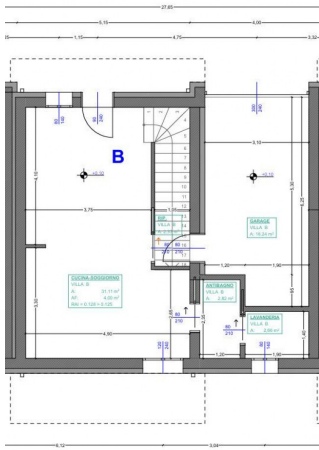
Municipal Offices



Realroi

Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
info@realroi.it - <https://www.realroi.it/en>
VAT 04174290983





PIANO PRIMO - VILLA "A"