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

Terraced villa for Sale in Lonato del Garda Sedena

€ 365.000

Ref. CBI119-3190-10-10



118 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

In a quiet residential area of Sedena, a hamlet of Lonato del Garda, we offer for sale a terraced house located in a three-family complex, ideal for those seeking comfort, functionality, and well-organized spaces.
The home is spread over two levels: on the ground floor, the private garden leads to the entrance to the bright living area consisting of a living room and open-plan kitchen, creating a modern and welcoming atmosphere.
On the same floor we also find a practical ante-bathroom, a laundry room and a convenient garage directly connected to the house.
The sleeping area is located on the upper floor, comprising a spacious double bedroom with a private balcony, a single bedroom also with a balcony, and a bathroom with direct access to the balcony.
The property is the ideal solution for families and couples wishing to live in a quiet and well-connected setting, just minutes from the main services and the splendid towns of Lake Garda.
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 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.
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Certification

Energy Class: A1

Property Informations

Address: Via Schia	**Zip Code**: 25017
Bedrooms: 2	**Bathrooms**: 1
Rooms: 3	**State of Preservation**: Excellent
Level: Ground Floor	**Total Floor**: 2
Age Construction: 2026	**Balconies**: Present, 9 sq.m
Garden: Private, 75 sq.m	**Kitchen**: Exposed Kitchen

Features

Tv Antenna: Autonomous	Closet	Air-Conditioned
Telephone System	Wiring: By Law	Sanitary Suspended
Shower	Predisposition for Alarm	

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			



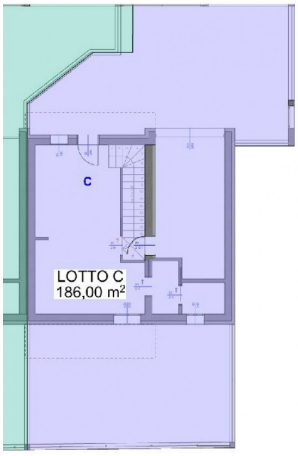


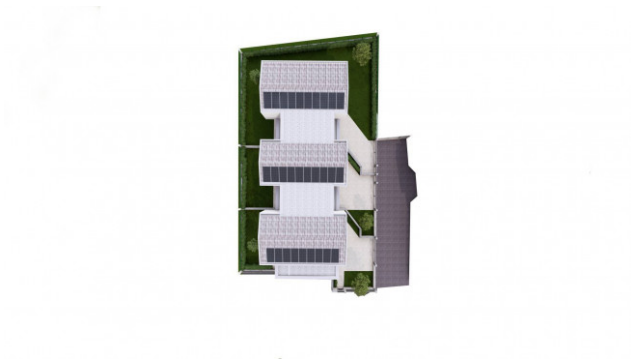




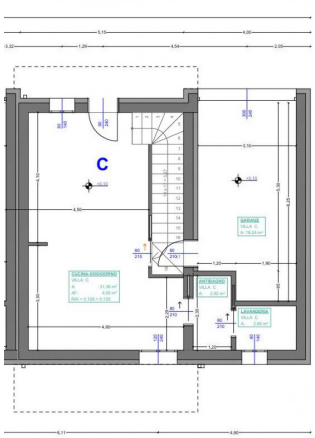


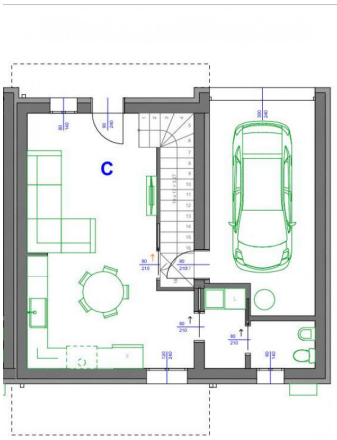


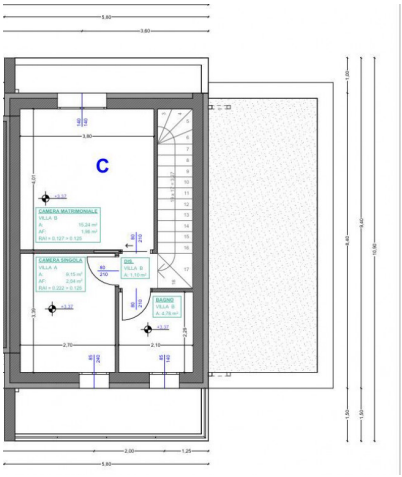


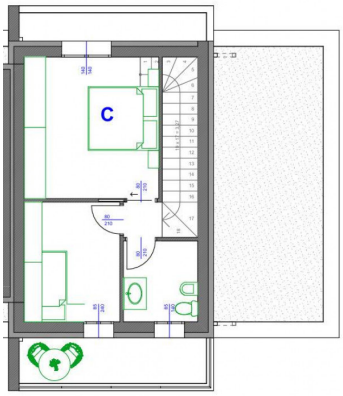


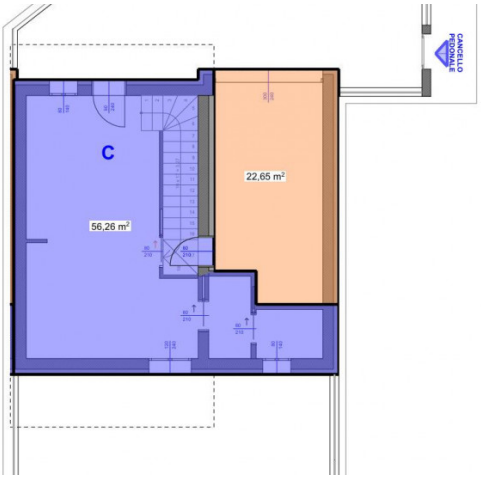
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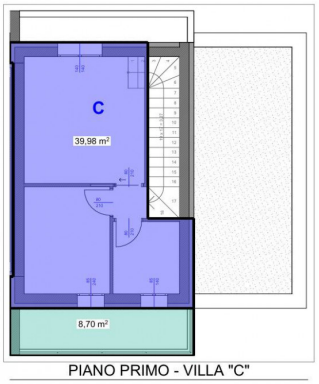












PIANO PRIMO - VILLA "C"

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