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

# 3 Rooms for Sale in Lonato del Garda
# Sedena
# € 280.000
## Ref. CBI119-3190-10-11




### 105 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

In Lonato, in a quiet residential area in the hamlet of Sedena, we offer for sale a newly built three-room apartment with a private garden of approximately 120 m².
The home's entrance leads directly into the large living area with an open-plan kitchen: a bright and welcoming space that opens onto the porch and private garden, creating a pleasant continuity between inside and out.
A sliding door separates the sleeping area, introduced by a practical hallway that distributes the rooms of the house.
Here you'll find a comfortable bathroom, a first bedroom, and a spacious master bedroom with an en-suite bathroom, as well as a practical accessory room that can be used as a walk-in closet, further enhancing the privacy and functionality of the master suite.
The apartment is spread entirely over a single level, ensuring comfort and functionality. Completing the property is a large garage of approximately 50 m² and a convenient cellar.
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.

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.

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**: 2 | **Bathrooms**: 2 |
| **Rooms**: 3 | **State of Preservation**: Excellent |
| **Level**: Ground Floor | **Total Floor**: 1 |
| **No Barriers**: Yes | **Age Construction**: 2026 |
| **Garden**: Private, 121 sq.m | **Kitchen**: Exposed Kitchen |

## Features

| | | |
|---|---|---|
| Tv Antenna: Autonomous | Tv SAT: Autonomous | Cellar: 5 □ |
| 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 |















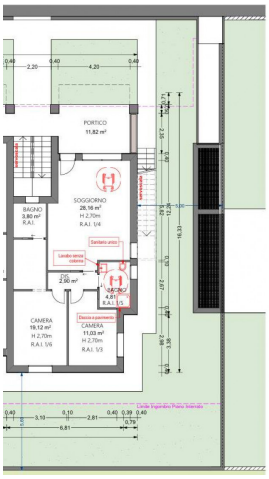


**Realroi**
Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
info@realroi.it - https://www.realroi.it/en
VAT 04174290983













PIANTA PIANO INTERRATO 1:200

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