

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.

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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

Box: Double, 47 sq.m

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

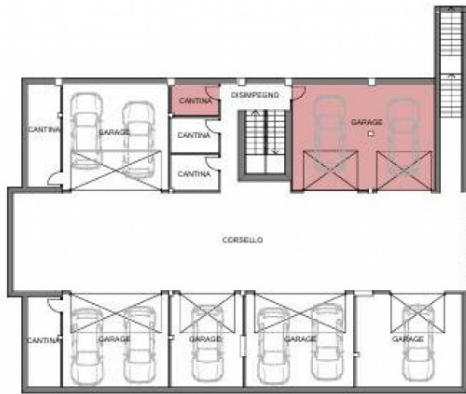
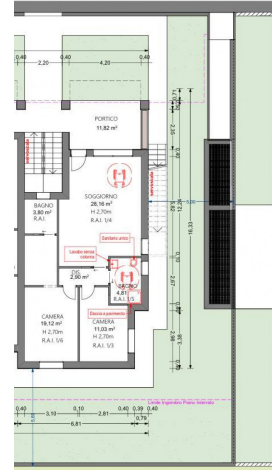
Shopping Centers

Municipal Offices



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