

2 Rooms for Sale in Lonato del Garda Sedena € 180.000 Ref. CBI119-3190-10-12



65 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 2

In a quiet residential area in Sedena, Lonato, we offer an elegant, newly built two-room apartment on the ground floor, featuring functional spaces and pleasant private outdoor areas.

The home is entered through a covered porch, ideal for relaxing outdoors, which leads directly to the bright living area consisting of a living room with an open-plan kitchen.

A practical hallway leads to the sleeping area, where there is a bathroom and a comfortable double bedroom.

The property includes a private garden, perfect for those who want to enjoy outdoor spaces in total privacy, and a 35 m² garage.

A modern and welcoming solution, ideal as a first home, holiday home, or real estate investment.

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 sacrificing all the amenities 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: 2

State of Preservation: Excellent

Level: Ground Floor

Total Floor: 1

No Barriers: Yes

Age Construction: 2026

Garden: Private, 40 sq.m

Kitchen: Exposed Kitchen

Box: Double, 30 sq.m

Features

Tv Antenna: Autonomous

Tv SAT: 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

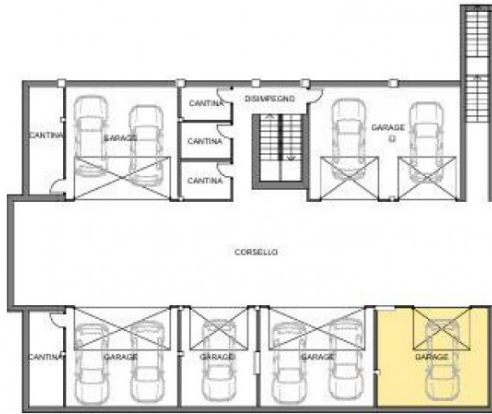
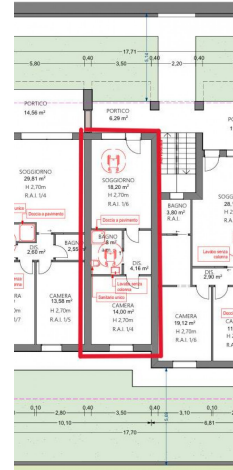
Shopping Centers

Municipal Offices



Realroi

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