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. CBI119-3190-10-8



106 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

In the heart of the quiet residential area of Sedena, in Lonato del Garda, we offer for sale a newly built three-room apartment featuring well-distributed spaces and a pleasant private garden.
The house is entirely on the ground floor.
The external porch leads to the bright living area, while a sliding door leads to the hallway that leads to the sleeping area, consisting of two double bedrooms and two bathrooms.
Completing the property are a double garage, a cellar of approximately 10 m², and a private garden of approximately 170 m², an ideal space for living in all seasons.
The property is located in a private and well-maintained residential area, perfect for those seeking a modern, efficient home equipped with every comfort.

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**: 2
Rooms: 3	**State of Preservation**: Excellent
Level: Ground Floor	**Total Floor**: 1
No Barriers: Yes	**Age Construction**: 2026
Garden: Private, 170 sq.m	**Kitchen**: Exposed Kitchen

Features

Tv Antenna: Autonomous	Tv SAT: Autonomous	Cellar: 10 □
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















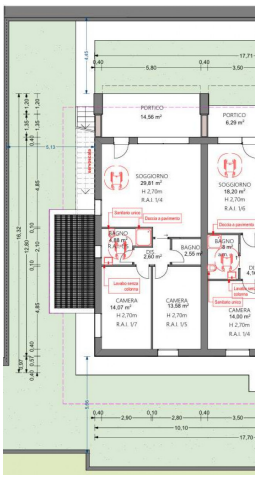


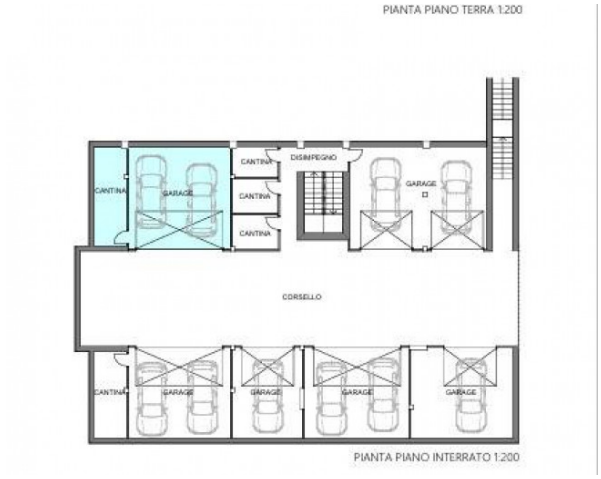
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info@realroi.it - https://www.realroi.it/en
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