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. CBI119-3190-10-4



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

In a quiet residential area in Sedena, a hamlet of Lonato del Garda, we offer a newly built three-room apartment, designed to ensure living comfort, functionality, and well-distributed space.
The apartment is accessed via a large private terrace, ideal for relaxing outdoors and hosting guests.
The terrace leads directly into the bright living area, comprising a living room with an open-plan kitchen, a modern and convivial space characterized by excellent livability. A convenient hallway leads to the sleeping area, which includes two double bedrooms and a bathroom. Both bedrooms have private balconies, offering private outdoor spaces and pleasant natural light.
Two bathrooms complete the floor. The property also includes a large double garage and a convenient cellar, perfect for additional space and convenience.
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 1906 in San Francisco and has been a benchmark and guide for the global market for over a century. A universally recognized brand, it is appreciated by the most discerning clients. Reliability, quality of service, and global reach are the cornerstones of our group. We are present in more than 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 port. 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: 1	**Total Floor**: 1
Age Construction: 2026	**Current Status**: free upon deed
Balconies: Present, 7 sq.m	**Terrace**: Present, 17 sq.m
Kitchen: Exposed Kitchen	

Features

Tv Antenna: Autonomous	Tv SAT: Autonomous	Cellar: 9 □
Wiring: By Law	Sanitary Suspended	Shower
Predisposition for Alarm		

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















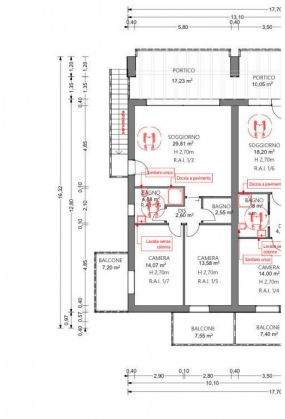


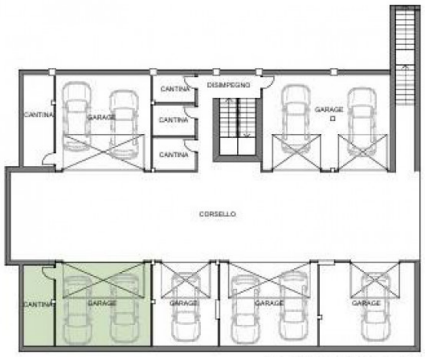
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PIANTA PIANO PRIMO
scala 1:100





PIANTA PIANO INTERRATO 1:200

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