

3 Rooms for Sale in Lonato del Garda

Sedena

€ 280.000

Ref. CBI119-3190-789



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

In a quiet residential area in Sedena, a hamlet of Lonato del Garda, we offer an elegant, 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.

From the terrace you enter directly into the bright living area consisting of a living room with an open-plan kitchen, a modern and convivial space characterised by excellent liveability.

A comfortable hallway leads to the sleeping area, which features two double bedrooms and a bathroom. Both bedrooms have private balconies, offering private outdoor spaces and pleasant natural light.

Two bathrooms complete the floor.

Completing the property is a large double garage and a practical cellar, perfect for providing 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.

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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: 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

Box: Double, 30 sq.m

Features

Terrace: 17 □

Tv Antenna: Autonomous

Tv SAT: Autonomous

Cellar: 9 □

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

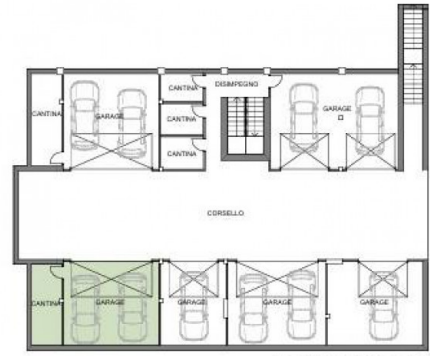
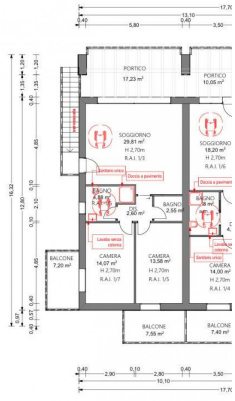


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