

Terraced villa for Sale in Lonato del Garda Sedena

€ 380.000

Ref. CBI119-3190-791



95 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

In Sedena, a quiet area of Lonato del Garda, we offer for sale a newly built villa on two levels. The pedestrian entrance leads directly to the bright open-plan living area featuring large, well-distributed rooms. The ground floor is completed by a practical bathroom/laundry room and a convenient garage with direct access to the house. An internal staircase leads to the upper floor, where the sleeping area consists of three bedrooms. The double bedroom has direct access to a private balcony, ideal for relaxing moments in the open air. The floor also features a closet, which can be used as a walk-in closet, and a second bathroom serving the bedrooms.

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: 3	Bathrooms: 2
Rooms: 4	State of Preservation: Excellent
Level: Ground Floor	Total Floor: 2
Age Construction: 2026	Balconies: Present, 643 sq.m
Kitchen: Exposed Kitchen	Box: Double, 1.706 sq.m

Features

Tv Antenna: Autonomous	Tv SAT: Autonomous	Wiring: By Law
Sanitary Suspended	Shower	Predisposition for Alarm
Shutters		

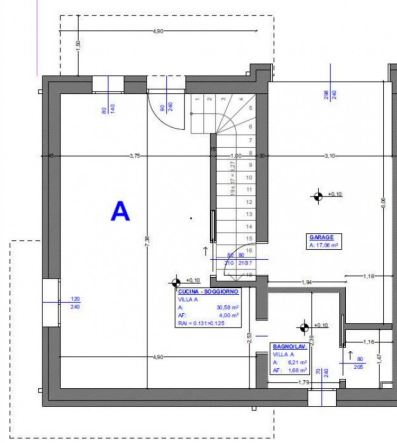
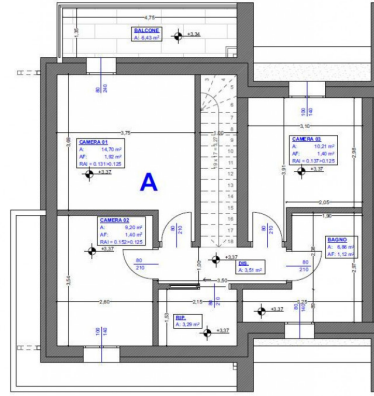
Nearby

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



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