Realroi
Piazza Malvezzi 23 - 25015 Desenzano del Garda
Phone number (+39) 030 4191413

Terraced villa for Sale in Lonato del Garda
Sedena
€ 380.000
Ref. CBI119-3190-10-2



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

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 master bedroom has direct access to a private balcony. 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.

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.

Coldwell Banker is a real estate network founded in San Francisco in 1906. For over a century, it has been a benchmark and guide for the global market. A brand universally recognized and appreciated by the most discerning clients. Reliability, quality of service, and global reach are the cornerstones of our group. We operate in over 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 harbor. 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: 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	

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











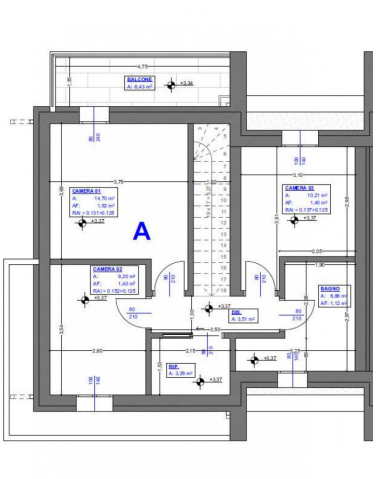


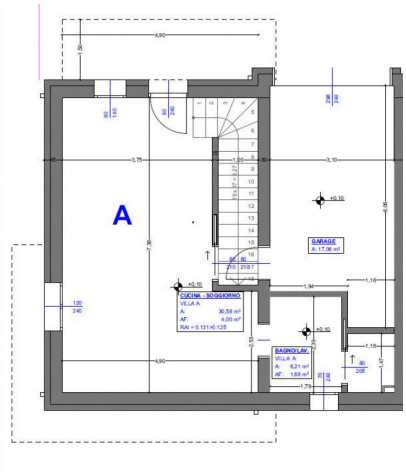




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