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

Semi-detached villa for Sale in Lonato del Garda Sedena

€ 360.000

Ref. CBI119-3190-10-1



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

In the heart of Sedena, a pleasant town near Lonato del Garda, we offer a newly built villa with a contemporary design and spaces designed to meet the needs of everyday life.
The home is spread over two levels and features a spacious open-plan living area on the ground floor, ideal for sharing moments with family and friends.
The floor is completed by a convenient laundry room and a garage directly connected to the inside of the house.
Going upstairs is the sleeping area, consisting of two bedrooms.
The double bedroom boasts a large private balcony of approximately 20 m², an exclusive space to enjoy during the summer months.
The sleeping area also includes a bathroom with window and a practical hallway that can easily be converted into a walk-in closet or dressing area.
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**: 5017
Bedrooms: 2	**Bathrooms**: 2
Rooms: 3	**State of Preservation**: Excellent
Level: Ground Floor	**Total Floor**: 2
Age Construction: 2026	**Terrace**: Present, 21 sq.m
Garden: Private	**Kitchen**: Exposed Kitchen

Features

Terrace: 2065 □	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	Telephone System	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











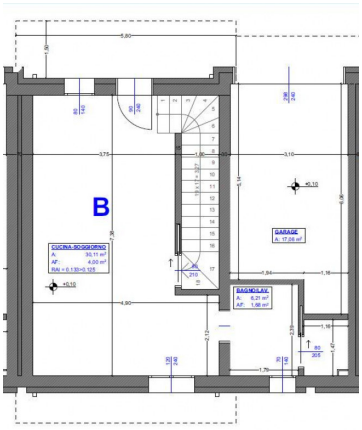


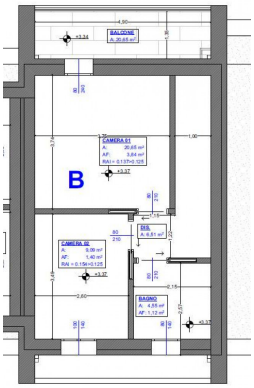




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