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

Villa for Sale in Lonato del Garda
Barcuzzi
€ 1.800.000
Ref. CBI119-1337-810



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

Lonato del Garda – Barcuzzi - Villa with enchanting lake view and infinity pool
In a panoramic position overlooking the lake, we offer for sale a splendid and exclusive villa, surrounded by a Mediterranean park with a unique view of the entire lower Lake Garda.
Modern architecture, soft colors, and clean lines lend this property harmony and beauty. Every room in the home is designed to enhance the marvelous view: from the living room with fireplace to the separate modern kitchen, to the floor-to-ceiling windows that open onto unique vistas.
A spectacular terrace extends from the living room, offering an outdoor living space to be enjoyed in every season, surrounded by tranquility and greenery. The beautifully landscaped grounds offer complete privacy and feature a lake-facing infinity pool.
The sleeping area comprises a master bedroom, a large single bedroom, and a bathroom with shower. On the ground floor, overlooking the pool, an annex with independent access offers a large furnished room and an additional bathroom, ideal for guests and relaxation, as well as an excellent solution for staff.
Cars are parked in the courtyard behind the villa, protected by a pergola covered with climbing flowers.
Great attention was paid to the lighting design: LED light paths accompany the walkways, stairs, and corners of the garden, also showcasing the centuries-old olive and fir trees.
The interior is welcoming and elegant, with modern, linear furnishings and expertly restored period pieces, some of which are included in the sale. The villa is protected by a sophisticated video surveillance and alarm system, and sustainability is ensured by a solar

thermal system with storage.
A unique villa, where refined simplicity and elegance meet functionality, and light and nature become part of everyday life.

Lonato del Garda and Padenghe sul Garda are two towns located in hilly areas on the southwest shore of Lake Garda. They offer an excellent quality of life, making them suitable for vacations or permanent residences. Lonato is a historic town, boasting a large lido and countless sports and leisure opportunities nearby: golf courses, clay pigeon shooting, go-karting, swimming pools, riding stables, tennis courts, hiking, cycling, and walking trails. There are also private and public schools of all levels, a library, a theater, and historic places of worship: the Basilica, the Pieve, and the Sanctuary.

Coldwell Banker, founded in 1906 in San Francisco, is a world-renowned real estate network, recognized for over a century as a benchmark in the global market. Our brand is synonymous with reliability, excellence, and innovation, appreciated by the most discerning clients for the quality of our services and our international presence. With over 3,300 locations and more than 100,000 agents in 44 countries, our global network allows us to connect buyers and sellers around the world.
Coldwell Banker Real Estate, located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port, is the hub of our operations on Lake Garda and the surrounding area. Our headquarters reflects our philosophy: welcoming, elegant, and professional, it is the place where supply and demand for exclusive properties meet. We specialize in finding and promoting prestigious properties, guaranteeing our clients personalized and attentive service, meeting every luxury real estate need.

Property Informations

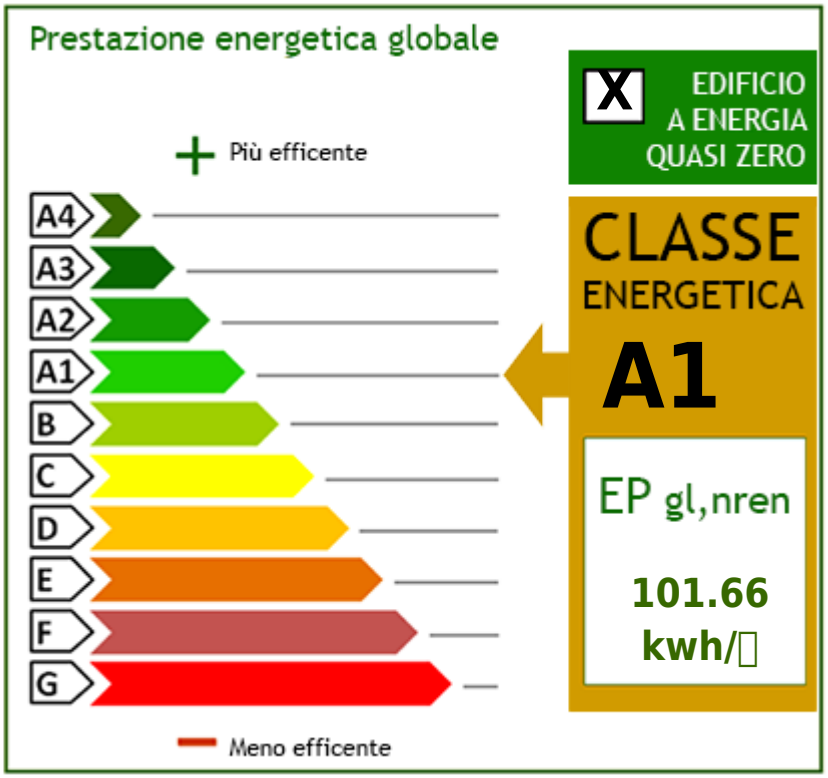
Address: Via Sant'Anna	**Zip Code**: 25017
Bedrooms: 3	**Bathrooms**: 2
Rooms: 4	**State of Preservation**: Excellent
Level: Ground Floor	**Total Floor**: 1
Parking: Carport	**No Barriers**: Yes
Age Construction: 2017	**Current Status**: free upon deed
Terrace: Present, 61 sq.m	**Garden**: Private, 1.400 sq.m
Sea Distance: 4.000 meter	**Kitchen**: Regular Kitchen

Features

Terrace: 40 □	Tv Antenna: Autonomous	Closet
ADSL Coverage	Fireplace	Air-Conditioned
Parquet	Telephone System	Wiring: By Law
Sanitary Suspended	Shower	Wooden Window Frames
Shutters	Pool	Panoramic view

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


Prestazione energetica globale
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
Meno efficente
X
EDIFICIO A ENERGIA QUASI ZERO
CLASSE ENERGETICA
A1
EP gl,nren
101.66 kwh/

















Realroi
Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
info@realroi.it - https://www.realroi.it/en
VAT 04174290983

















Realroi
Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
info@realroi.it - https://www.realroi.it/en
VAT 04174290983

















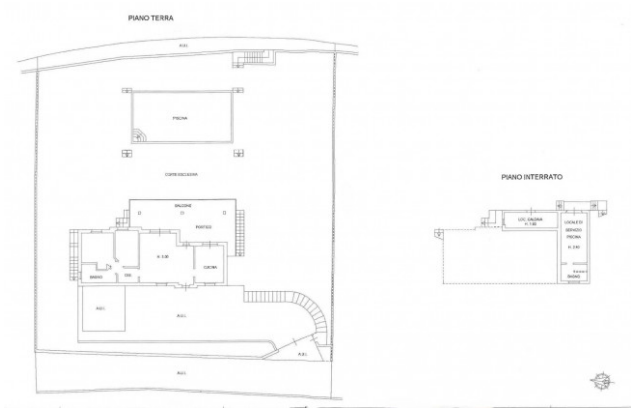
Realroi
Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
info@realroi.it - https://www.realroi.it/en
VAT 04174290983











Realroi
Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
info@realroi.it - https://www.realroi.it/en
VAT 04174290983