

Apartment for sale in Lonato del Garda

Barcuzzi

€ 450.000

Ref. CBI119-1341-123



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

In Barcuzzi, a hamlet of Lonato, near the lake and Desenzano, in a splendid renovated farmhouse, surrounded by greenery and tranquility, we offer for sale a four-room apartment with terrace, suitable for living as a main residence or comfortable holiday home. The property is located a few km from the center of Desenzano del Garda and the beaches of Lido di Lonato, located in an area that is very interesting for the nature that surrounds it, for its panoramic view and for its tourist vocation. - sports and food and wine. The apartment, located on the first floor of the historic main building, is part of an exclusive 1300 finely restored farmhouse, spread over two floors. On the first floor, served by a lift, crossing the important livable terrace, you enter the living area consisting of kitchen with fireplace, living room with precious tiled stove and service bathroom. Upstairs and last there are two bedrooms, one twin and one double, a study and a bathroom with bathtub and a walk-in closet. The bedrooms have windows that open onto the courtyard and the facade towards the lake. The farmhouse is located in a park of 10,000 square meters planted and perfectly maintained. Inside there is a large communal swimming pool with a lower part dedicated to children and a spacious solarium, a tennis / soccer field, a bowling green and a barbecue area with a stone fireplace and a table that can accommodate approx. 30 people. The property park is inserted in a wider context of about 100,000 square meters of olive grove, with a single protective fence. The apartment has a garage with cellar and an exclusive outdoor parking space.

Lonato del Garda is a historic town of about 15,000 inhabitants, located in a hilly area on the southwestern shore of Lake Garda in a splendid position overlooking the lake and the Brescia plain. The town is suitable both for holiday stays on the lake and for habitual



residence and is a good response to the request for comfort and interests of all kinds. Lonato enjoys a delightful and well-equipped beach on the lake (Lido di Lonato) and countless opportunities for recreation: golf courses, skeet shooting, go karting, swimming pools, riding stables, tennis courts, etc., there is no shortage of schools of all kinds. and private and public degree, library, places of worship: the Basilica, La Pieve, the Sanctuary ..

In Lonato you will find opportunities for walking, horseback riding or cycling between the hills and the countryside, you will also find excellent cuisine prepared by numerous local restaurants and many farmhouses. There is no lack, throughout the year, of appointments with the rich cultural and food and wine heritage of the area.

Certification

Energy Class: D

EPglnr: 137.00 kwh/□

Features

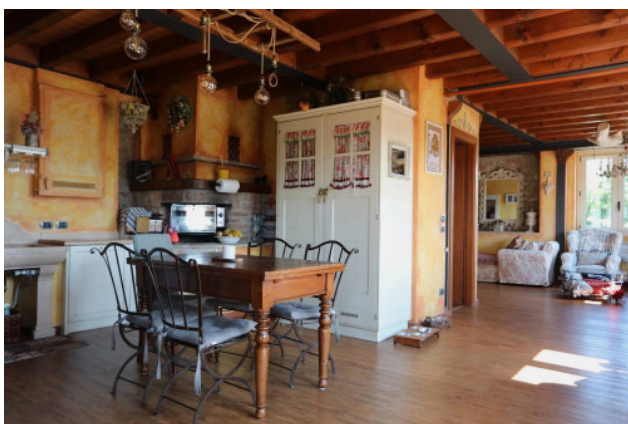
Property ID: CBI119-1341-123	Contract: Sale
Categoria: Apartment	Address: VIA PARADISO, 5
Zip Code: 25017	Municipality: Lonato del Garda
Zona: Barcuzzi	Total sqm: 172 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 4	Internal condition: Good
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Parking space: Uncovered Parking
Lift: Yes	Date of construction: 2002
Current Status: Available after the deed of sale	Condominium costs: € 350
Terrace: Present, 40 sq.m.	: 6
: 2	Sea distance: 3.000 meter
Kitchen: Exposed Kitchen	Garage: for one car, 24 sq.m.
Terrace : 40 □	Tv Antenna : Condominium
Tv SAT : Condominium	ADSL Coverage
Cellar : 5 □	Fireplace
Air-Conditioned	Parquet
Telephone System	Wiring : By Law
Sanitary Suspended	Shower
Aluminum Frames	Predisposition for Alarm
Pool	Panoramic view
Land : 10000 □	Distance shops or city

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station

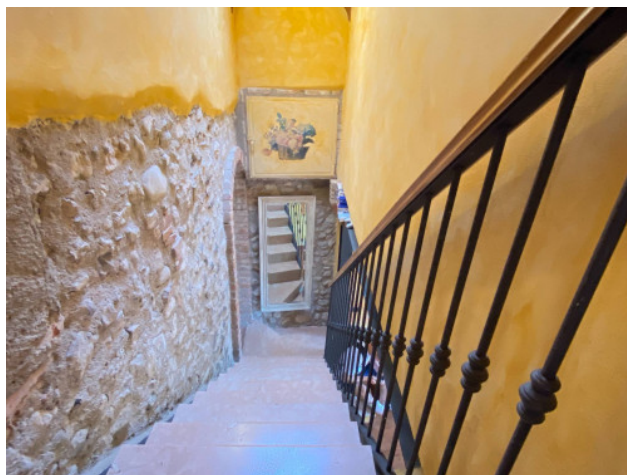


Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	



Realroi

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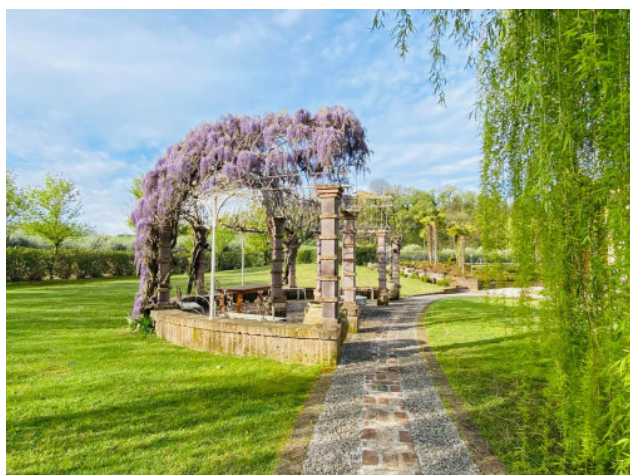
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