



COLDWELL BANKER

REALROI

Realroi

Piazza Malvezzi 23 - 25015 Desenzano del Garda (BS)

(+39) 030 4191413

Villa for sale in Lonato del Garda

Barcuzzi

€ 3.300.000

Ref. CBI119-1337-278



640 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 8

In lower Garda, between the municipalities of Lonato d/G and Padenghe s/G, in a strategic position for communication routes, we propose a newly built modern villa with spectacular lake view, swimming pool and beautiful porch. The techniques and technologies used for the construction and insulation, the very high level finishes, the location and the privacy make this property interesting and unique.

The villa has an internal surface area of approximately 600 square metres, distributed on four levels served by a lift.

The setting is that of a scenographic garden designed by a landscape architect where an elegant infinity pool is located.

The choice of spaces and finishes are fully customisable. In the basement minus two, in addition to the garage with mobile platform and the service rooms, we find the heating plant, the storage unit for the photovoltaic system, and the panel for the infinity pool, all managed by a sophisticated home automation system. On the minus one floor, on the other hand, we find important spaces for the gym and spa. On the ground floor, with a large window opening onto the front side of the villa, is the living area with a large living room with a portico overlooking the pool and garden and a generously sized master bedroom. The sleeping area on the first floor consists of three double bedrooms with walk-in wardrobes and two bathrooms.

The flat roof has been used as a terrace and offers a spectacular lake view.

The property is located in a residential context of exclusive villas, in a beautiful hilly green area, close to the shores of the lake which are only 2 km away, close to the most renowned golf courses and convenient to all services.

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VAT 04954530962



Padenghe sul Garda and Lonato del Garda are two towns that are both located in a hilly area on the south-western shore of Lake Garda in a splendid position overlooking the lake. They are both suitable areas for holidays on the lake and for habitual residence and are a good answer to the demand 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, shooting ranges, go-karts, swimming pools, riding stables, tennis courts, etc., as well as private and public schools of all levels, a library, and places of worship: the Basilica, La Pieve, the Sanctuary.

Coldwell Banker is a real estate network founded in 1906 in San Francisco and has been a benchmark and guide to the global marketplace for more than a century. A brand universally recognized and appreciated by the most demanding clients. Reliability, service quality and globality are the cornerstones of our group. We are present in more than 44 countries, with 3,000 agencies and more than 90,000 agents.

Coldwell Banker Realroi is in Desenzano del Garda in Piazza Malvezzi, in the historic heart of the Garda town, behind the small old port.

Our Agency is our business card, welcoming and elegant, a meeting place between offers and requests for exclusive and sought-after properties.

Certification

Energy Class: A4

Features

Property ID: CBI119-1337-278	Contract: Sale
Categoria: Villa	Address: Via SANT'ANNA, SNC
Municipality: Lonato del Garda	Zona: Barcuzzi
Total sqm: 640 sq.m.	Bedrooms: 4
Bathrooms: 5	Rooms: 8
Internal condition: Excellent	Floor: Multi-Storey
Total floors: 3	Independent heating: Heating
Lift: Yes	Date of construction: 2024
Terrace: Present, 129 sq.m.	Garden: Private, 900 sq.m.
Sea distance: 2.500 meter	Kitchen: Exposed Kitchen
Garage: for four cars	Terrace : 72 □
Tv Antenna : Autonomous	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Fireplace	Air-Conditioned
Parquet	Telephone System
Wiring : By Law	Sanitary Suspended
Jacuzzi	Shower
Aluminum Frames	Predisposition for Alarm
Safe-Deposit Box	Sea View
Basement	Pool
Panoramic view	Land : 900 □



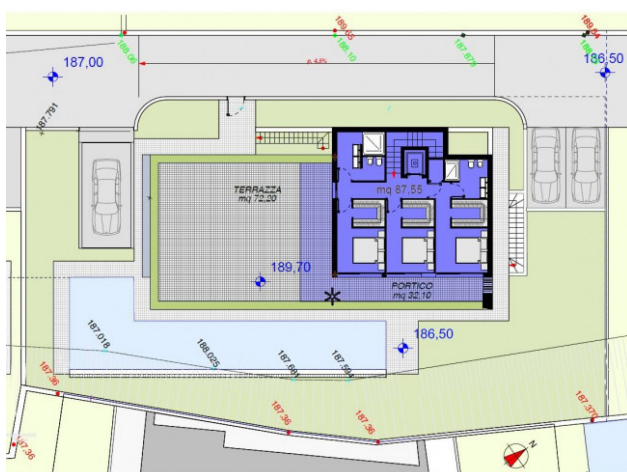
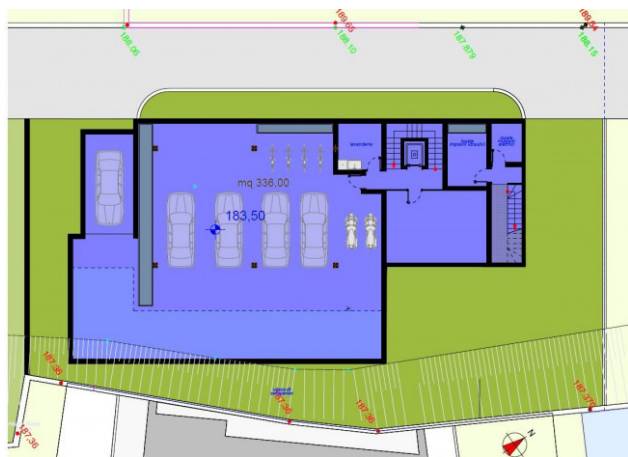
Nearby

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	



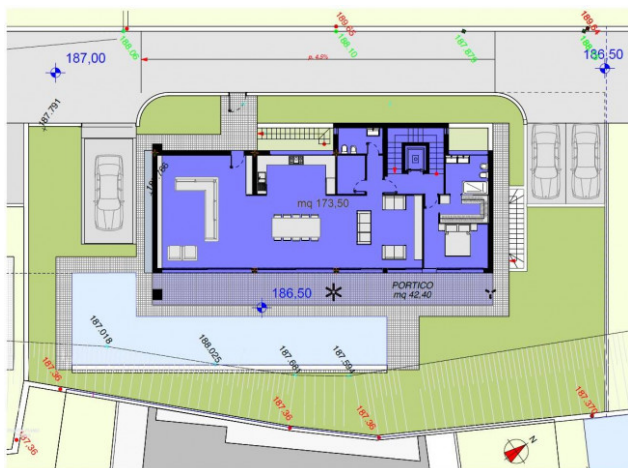
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