abitare il Garda
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+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it







Code: V001906

VERY GOOD SIZED VILLA IN ELEGANT AREA IN DESENZANO DEL GARDA

Via Leopardi Desenzano del Garda BS Italia

SALE
Trattativa riservata

Beds	Bathrooms	Commercial	Garden
3	3	220 mq	1224 mq

DESCRIPTION:

Located in a nice residential area and in elegant context of the municipality of Desenzano del Garda, a short distance from the center and the railway station of the town, we offer for exclusive sale interesting villa insisting on a flat area of about 1,224 square meters. The villa is currently arranged on one large floor (about 220 sqm) in addition to large covered porch and balconies and a basement of about 240 sqm connected by internal staircase. On the ground floor we find the large covered porch, entrance hall, important living room, kitchen and dining room with pantry, hallway, master bedroom with private bathroom and balcony. other two bedrooms each with private balcony, second bathroom. Through the internal staircase we descend to the basement where we find a large tavern, with cellar, a large storage room, a large laundry room, and large room with independent access and windows to the garden divided into two large rooms. Double garage connected to the house and external boiler room. Excellent brightness, tranquility, large interior and exterior spaces in addition to the elegant context are some of the main features of this property. Possible further volume increase given by the building index with residual volume compared to the existing, possible recovery of the attic, energy saving with decomposition of the perimeter walls and urban regeneration. Lake view from the upper floors. We remain available for further information, documentation and inspection.

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ADDITIONAL INFORMATION

Energy Rating: VA	**Minimum IPE:** -	**Heating:** Independent	**State:** To Be Renovated
Grade: Elegant	**Position:** Center	**View:** Garden View	**Orientation:** -
Rooms / Locals: 11	**Floor:** -	**Building Floors:** 1	**Internal Levels:** 2
Garage: 1	**Mq Garage:** 40	**Parking Space:** 2	**Terraces:** 3
Mq Terraces: 21	**Balconies Mq:** -	**Arcades:** 1	**Mq Arcades:** 81
Garden: Private	**Kitchen:** Eat-In Kitchen	**Furniture:** Not Furnished	**Annual Expenses:** -



ACCESSORIES

- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Pedestrian Crossing
- ✓ Railings



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