

Code: [V001978](#)

## EXCLUSIVE HOME IN PRESTIGIOUS RESIDENCE IN DESENZANO DEL GARDA

Via Giotto Desenzano del Garda BS Italia

**SALE**  
**1.670.000€**

Beds	Bathrooms	Commercial	Garden
 3	 3	 197 mq	 856 mq

### DESCRIPTION:

Located in the renowned municipality of Desenzano del Garda, in an elevated and panoramic position within an elegant and prestigious setting, we present the exclusive Residence "Villa del Sole", composed of refined residential units. This significant early 20th-century property, surrounded by a magnificent park and enhanced by a splendid view of the lake, hosts ten unique residences featuring a shared swimming pool, green areas, and a SPA zone. The original architecture has been fully preserved and carefully restored, maintaining the timeless charm of this residence protected by the Monuments and Fine Arts Authority. The complex consists of two separate buildings: the historic villa, arranged over four levels, and a second two-storey building, enriched by the presence of a charming deconsecrated chapel. Both structures integrate harmoniously with the surrounding landscape, overlooking the greenery and Lake Garda. The residence is distinguished by meticulous attention to detail, high-end finishes both inside and out, and the use of cutting-edge technological systems. Special attention has also been paid to the common areas and landscaped gardens, designed to offer comfort and sophistication. On the basement level, you will find garages, cellars, the SPA area, and a scenic swimming pool with solarium, along with parking spaces reserved for owners and guests. Within this stunning context, we offer this exclusive and significant residential unit located on the mezzanine floor. It features a spacious and refined entrance hall with a striking corridor leading to the living area, which includes a large bioclimatic conservatory, a separate kitchen connected to a beautiful covered loggia, and a sleeping area composed of three large bedrooms, three bathrooms, and a storage room. The property is further enhanced by a large and beautifully maintained private garden surrounding the residence. A private underground garage and a cellar are included in the offer. Various residential types of different sizes are available on the various levels of the building. We remain at your complete disposal for further information, documentation including floor plans, specifications, or to arrange an on-site visit.

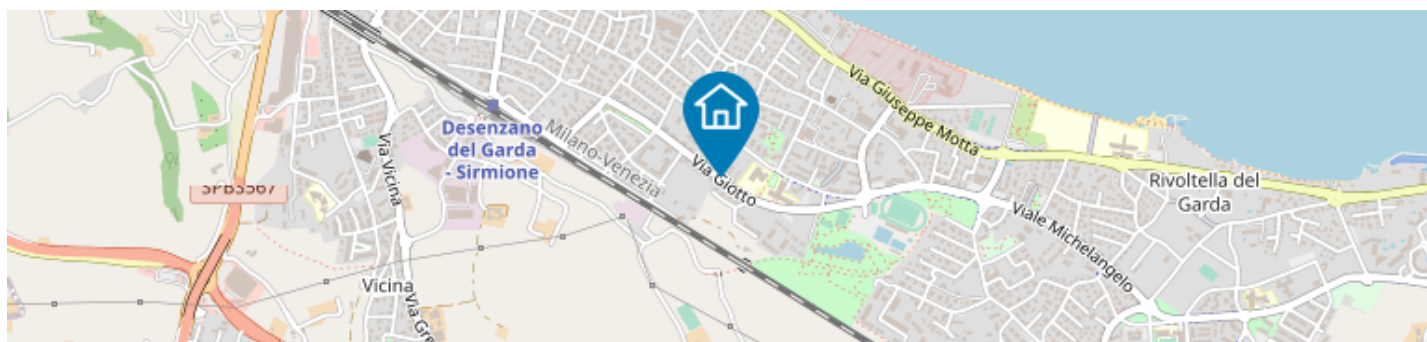
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A	<b>Minimum IPE:</b> -	<b>Heating:</b> Central	<b>State:</b> New
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> 0,5	<b>Building Floors:</b> 4	<b>Internal Levels:</b> 1
<b>Garage:</b> 1	<b>Mq Garage:</b> 19,25	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 80	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning    ✓ Condominium Park    ✓ Data Network    ✓ Double Glasses    ✓ Electric Gate
- ✓ Electric Shutters    ✓ Home Automation System    ✓ Lift    ✓ Pool    ✓ Satellite System
- ✓ Security Door    ✓ Theft Protection    ✓ Video Intercom    ✓ Video Surveillance



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