abitare il Garda
WE MAKE IT REAL

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Code: V001970

ELEGANT RESIDENCE IMMERSED IN GREENERY WITH A POOL IN LONATO DEL GARDA

Via San Pietro Lonato del Garda BS Italia

SALE
Trattativa riservata

Beds	Bathrooms	Commercial	Garden
2	2	88,76 mq	100 mq

DESCRIPTION:

Just 7 km from Lake Garda, in the characteristic hamlet of the municipality of Lonato del Garda known as 'Castel Venzago', surrounded by greenery with open views and set in a beautiful hamlet and rural context, located a short distance from all services as well as from the renowned golf courses and routes for sports activities and the various food and wine tours in the area, we propose this new and exclusive residence consisting of only 9 residential units with a spectacular swimming pool and with relaxation and sunbathing areas and gazebos and communal green areas and cellar storage. Generous internal dimensions and ample outdoor spaces with porches, loggias and exclusive gardens characterise the dwellings. Excellent finishes in energy class A and the possibility of customising the finishes as desired. Air heating system with autonomous heat pump boiler, 3 kW photovoltaic system, telephone system, internet system, digital terrestrial and satellite TV, video intercom, latest-generation electrical and plumbing systems, floor and wall coverings with top quality materials, security door, lift, LED outdoor lighting. Box and uncovered parking space combined with each solution. Pre-arrangement for air conditioning and connection to fibre optics and burglar alarm system. Photovoltaic system 3 Kw at € 14,000. Tranquillity and relaxation distinguish the location, elegance and refinement the Residence. Within this splendid context, it is possible to purchase residential units on the ground floor with private porch and garden or on the first floor or attic with private terraces. The residential units consist of a living area with open kitchen and overlooking the porch or terrace, a hallway, two bedrooms and two bathrooms.We remain at your disposal for any further information, documentation and inspection.

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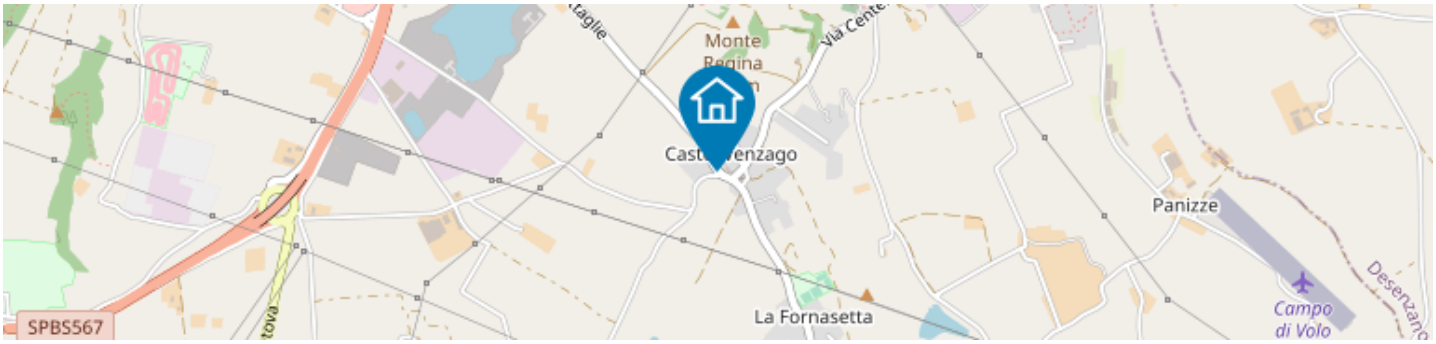
ADDITIONAL INFORMATION

Energy Rating: A4	**Minimum IPE:** -	**Heating:** Independent	**State:** New
Grade: Medio	**Position:** Suburb	**View:** Open View	**Orientation:** -
Rooms / Locals: 3	**Floor:** -	**Building Floors:** 3	**Internal Levels:** 1
Garage: -	**Mq Garage:** 21	**Parking Space:** -	**Terraces:** 1
Mq Terraces: -	**Balconies Mq:** -	**Arcades:** -	**Mq Arcades:** 17
Garden: Common	**Kitchen:** View Kitchen	**Furniture:** Not Furnished	**Annual Expenses:** -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Lift
- ✓ Optic Fiber
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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