



Code: [V002246](#)

NEW VILLA CLOSE TO THE LAKE AND THE CENTRE IN DESENZANO DEL GARDA

Via Michelangelo Desenzano del Garda BS Italia

SALE
1.320.000€

Beds	Bathrooms	Commercial	Garden
 3	 3	 176 mq	 360 mq

DESCRIPTION:

DESENZANO DEL GARDA - Just 300 meters from the lake and the lakeside promenade, and only a short distance from the historic center of Desenzano del Garda, set within a quiet residential context convenient to all main services, we offer a modern and exclusive villa currently under construction. The property is arranged over two above-ground floors and features spacious indoor and outdoor areas. On the ground floor there is a living area with a bioclimatic conservatory, an open-plan kitchen, and direct access through large glass windows to the porch, private garden, and swimming pool, as well as a bathroom with window and a technical room. The sleeping area is located on the upper floor and consists of a master bedroom with en-suite bathroom and walk-in closet, a double bedroom, a single bedroom, and an additional bathroom with window. Each room enjoys direct access to the large terrace. The property is completed by a convenient double garage and an outdoor parking space on the ground floor. This villa features contemporary design, excellent energy efficiency, high-quality finishes, and great attention to detail and choice of building materials, ensuring a high level of living comfort. We remain at your disposal for any further information upon request.

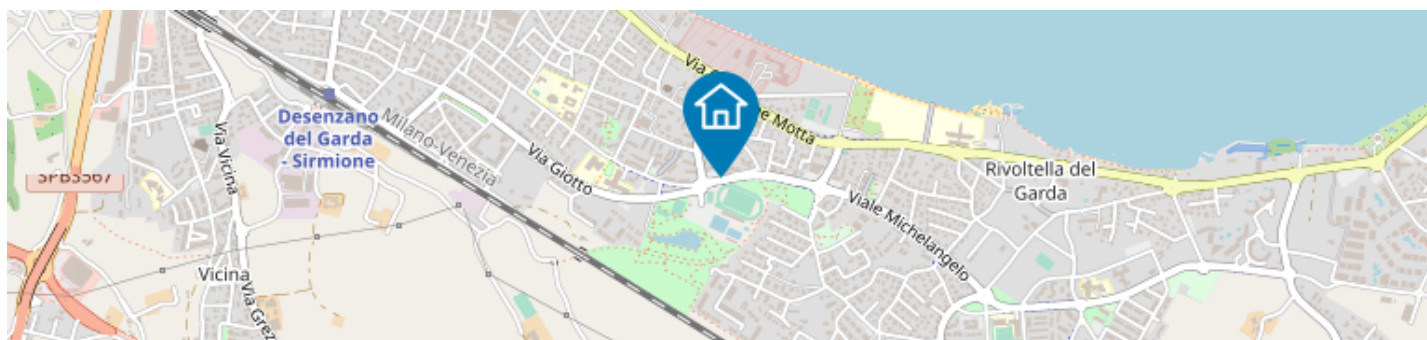
ADDITIONAL INFORMATION

Energy Rating: A4	Minimum IPE: -	Heating: Independent	State: Under Construction
Grade: Elegant	Position: Lake	View: Garden View	Orientation: -
Rooms / Locals: 5	Floor: -	Building Floors: 2	Internal Levels: 2
Garage: 1	Mq Garage: 31	Parking Space: 1	Terraces: 4
Mq Terraces: 46	Balconies Mq: -	Arcades: 2	Mq Arcades: 37
Garden: Private	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Independent Entrance
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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