abitare il Garda
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Code: V002246

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

Via Michelangelo Desenzano del Garda BS Italia

SALE
1.175.000€

Beds	Bathrooms	Commercial	Garden
3	3	176 mq	360 mq

DESCRIPTION:

Only 300 meters from the lake and the promenade and a short distance from the historic centre of Desenzano del Garda, set in a quiet context convenient to the main services, we offer modern and exclusive villa soon to be built that will be developed on two above-ground floors with ample indoor and outdoor space. On the ground floor we find the living area with bioclimatic greenhouse, open kitchen and direct access through the large windows to the porch, the garden and the private swimming pool, a windowed bathroom and the technical room. The sleeping area is located on the upper floor and consists of a master bedroom with private bathroom and walk-in wardrobe, a double bedroom, a single bedroom and a further bathroom with window. Each room enjoys its own direct access to the large terrace. The property is completed by a convenient double garage and an uncovered parking space on the ground floor. A villa with a contemporary design, characterized by excellent energy efficiency, top quality finishes, great attention to detail and choice of building materials, offering high living comfort. We remain available for further information on request.
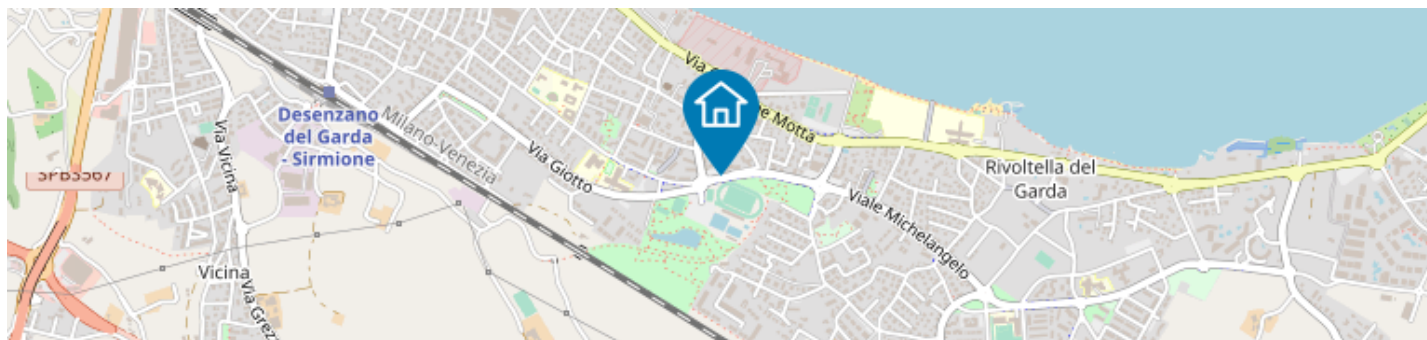
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ADDITIONAL INFORMATION

Energy Rating: A4	**Minimum IPE:** -	**Heating:** Independent	**State:** Next Realization
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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