



Code: [V002710](#)

LAKE-VIEW VILLA TO BE RENOVATED IN LONATO DEL GARDA

Via Barcuzzi Lonato del Garda BS Italia

SALE
620.000€

Beds Bathrooms Commercial Garden

 2  2  122 mq  630 mq

DESCRIPTION:

In one of the most elegant and prestigious areas of the town of Lonato del Garda, precisely in the area of Barcuzzi, we offer for sale a detached villa from the '70s in need of renovation, immersed in a beautiful natural setting with enchanting views of Lake Garda, the vineyards and the surrounding hills. The property is on two levels connected by an internal staircase. The main floor is accessed through a convenient entrance hallway, from which one reaches a large kitchen-living room separated from a bright living room, both with direct access to the balcony that follows the entire front of the house, offering truly suggestive views. In the sleeping area there are two large bedrooms, one of which has a balcony, and a large bathroom. Near the entrance there is also a practical laundry/storage room, also useful as a service area. The internal staircase in the living room leads to the basement, where there is a spacious tavern with fireplace, a further utility room, a second bathroom and a large garage connected internally to the tavern and complete with technical room. This villa represents an extraordinary opportunity for those who wish to realise an exclusive, tailor-made home, thanks to the possibility of renovation and extension work, including the partial recovery of the attic, which would further enhance the lake view and living spaces. We remain at your disposal for further information or to arrange a site visit.

ADDITIONAL INFORMATION

Energy Rating: F	Minimum IPE: 308,53	Heating: Independent	State: To Be Renovated
Grade: Medio	Position: Hill	View: Lake View	Orientation: -
Rooms / Locals: 4	Floor: 0,5	Building Floors: 1	Internal Levels: 2
Garage: 1	Mq Garage: 54	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: 20	Arcades: -	Mq Arcades: -
Garden: Private	Kitchen: Eat-In Kitchen	Furniture: Not Furnished	Annual Expenses: -



ACCESSORIES

- ✓ Closet
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Railings



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