



Code: [V002709](#)

## SMALL VILLA WITH GARDEN IN RESIDENCE WITH POOL IN DESENZANO DEL GARDA

Via Vivaldi Desenzano del Garda BS Italia

**SALE**  
**565.000€**

Beds Bathrooms Commercial Garden  
 2  1  85 mq  75 mq

### DESCRIPTION:

In one of the greenest and most requested areas of Rivoltella del Garda, just a few steps away from the lake and convenient to all the services of the characteristic town centre, we offer for sale an elegant small villa inserted in a recent elegant residential context with pool. The property stands out for its brightness and well-distributed spaces. The living area consists of a large living area with an open kitchen directly overlooking the enchanting private outdoor space, equipped with a well-kept garden, an equipped pergola and a predisposition for an outdoor kitchen, ideal for enjoying the summer at its best. The sleeping area, functionally located near the entrance, offers a spacious double bedroom, a second single bedroom and a windowed bathroom with shower. The property is completed by a large garage, a cellar in the basement which can also be reached by lift and two uncovered private parking spaces adjacent to the entrance to the residence. The house is sold fully furnished and equipped, ready to be lived there immediately. A perfect solution both as a first home and as a holiday residence where you can spend unforgettable moments in the picturesque setting of Lake Garda. Also excellent as an investment, thanks to the high yield potential demonstrated by the concrete results obtained in the past few years through rental income. For further information or to arrange a visit, please contact us to discuss your requirements.

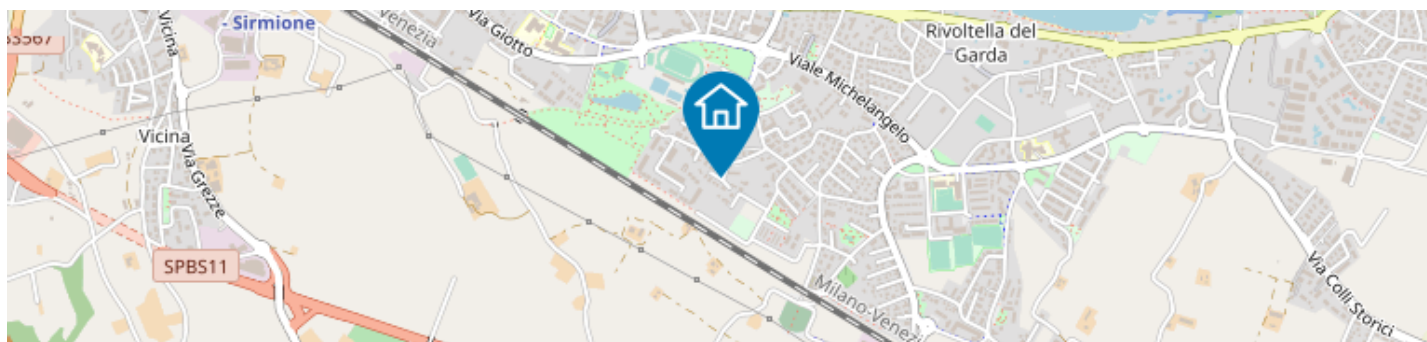
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Perfect Conditions
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Garden View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 3	<b>Floor:</b> -	<b>Building Floors:</b> 1	<b>Internal Levels:</b> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> 28	<b>Parking Space:</b> 2	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 20
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Furnished	<b>Annual Expenses:</b> 3500



## ACCESSORIES

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



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