



Code: [V002847](#)

## DETACHED VILLA SURROUNDED BY OVER 9,000 SQM OF GREENERY IN LONATO DEL GARDA

Via Brodena Lonato del Garda BS Italia

**SALE**  
**450.000€**

Beds	Bathrooms	Commercial	Garden
 2	 2	 125 mq	 9150 mq

### DESCRIPTION:

LONATO DEL GARDA – Nestled in the greenery of the moraine hills between Desenzano and Lonato del Garda, we offer for sale a prestigious detached villa surrounded by over 9,000 sqm of private parkland. The property is arranged over two levels, connected by an internal staircase: □ Ground floor: living room with kitchen, two bedrooms, windowed bathroom, and a spacious porch; □ Lower level: four versatile rooms to be adapted according to your needs (tavern, study, gym), bathroom, and a large garage with electric overhead door. The villa also offers a particularly interesting potential for substantial expansion, ideal for those wishing to create a larger residence, customized in both volume and interior layout. A rare opportunity to further enhance the property according to your lifestyle. Distances: □ Il Leone Shopping Center: 1.5 km □ Ring road: 1.5 km □ Lonato del Garda town center: 4 km We remain available for further information or to arrange a viewing upon request.

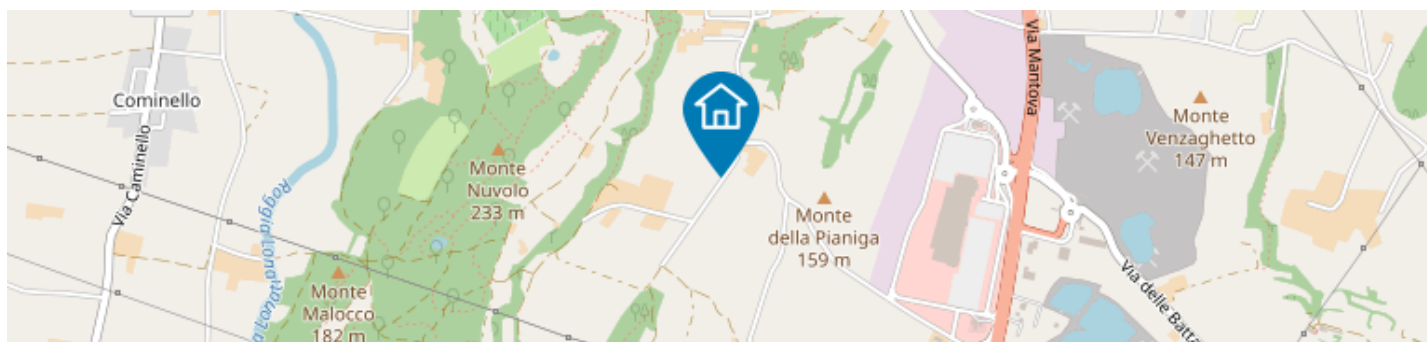
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> E	<b>Minimum IPE:</b> 253,08	<b>Heating:</b> Independent	<b>State:</b> Good
<b>Grade:</b> Medio	<b>Position:</b> Hill	<b>View:</b> Garden View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 8	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> 48	<b>Parking Space:</b> -	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 25
<b>Garden:</b> Private	<b>Kitchen:</b> Open Kitchen	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Closet
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Independent Entrance
- ✓ Video Intercom



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