



Code: **V002848**

## AUTHENTIC RUSTIC HOME WITH LARGE GARDEN IN DESENZANO DEL GARDA

Via Celesti Desenzano del Garda BS Italia

**SALE**  
**1.150.000€**

Commercial

Garden



372 mq



993 mq

### DESCRIPTION:

In one of the most sought-after areas of Desenzano del Garda, we offer a charming rustic property surrounded by greenery a place where nature, tranquillity, and privacy coexist in perfect harmony. The building, featuring authentic materials and a rural atmosphere now rare to find, represents a unique opportunity for those wishing to create a residence with strong personality or an appealing hospitality project. The property is spread over multiple levels and offers very spacious interiors, currently unfinished, allowing complete design freedom: one can imagine a large villa, several independent housing units, or a mixed residential-tourist solution. The current spaces include large areas to be restored, significant volumes, and an evocative porch overlooking the garden, ideal as a relaxation area or for fully enjoying the outdoor spaces. The land surrounding the house is one of its key strengths: shaded, well-kept, and full of potential perfect for those who love outdoor living. The presence of a brick cellar and a characteristic porch with exposed beams adds further charm and character to the entire property. The location is particularly convenient: immersed in quietness yet just a short distance from services, shops, restaurants, the lakeside promenade, and the historic centre of Desenzano. A rare balance for those seeking a private space that is still well connected. This solution is ideal for anyone wishing to shape a personal and unique project, enhancing a property with an authentic soul in the heart of Lake Garda.

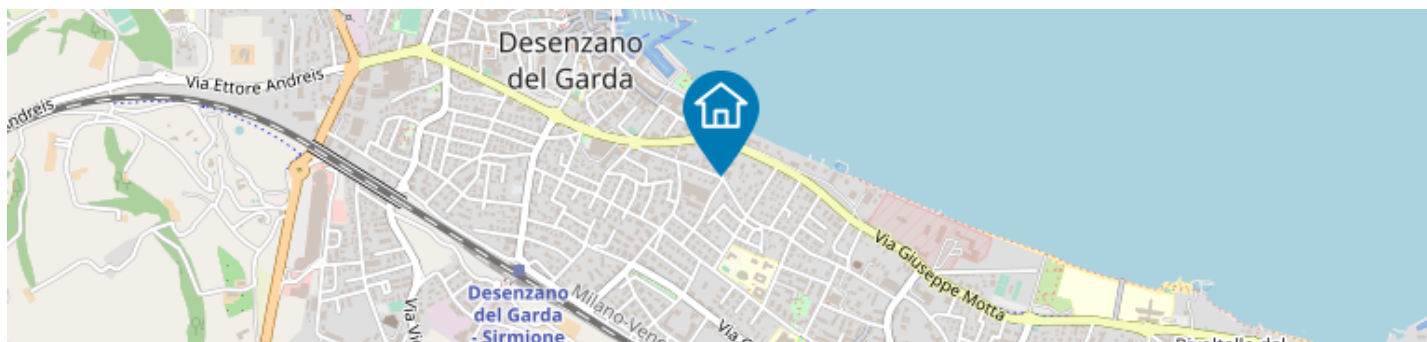
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> NC	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> To Be Renovated
<b>Grade:</b> Elegant	<b>Position:</b> Inner City	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> -	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 3
<b>Garage:</b> -	<b>Mq Garage:</b> 46	<b>Parking Space:</b> -	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> 90
<b>Garden:</b> Private	<b>Kitchen:</b> -	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Double Entry
- ✓ Independent Entrance



Discover more  
Point here your smartphone