



Code: [V002472](#)

## ELEGANT PROPERTY WITH HEATED POOL IN LONATO DEL GARDA

Via del Pesco Lonato del Garda BS Italia

**SALE**  
**1.170.000€**

| Beds                                                                                 | Bathrooms                                                                             | Commercial                                                                                 | Garden                                                                                     |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
|  3 |  4 |  180 mq |  350 mq |

### DESCRIPTION:

In a quiet residential area surrounded by greenery, a short distance from the centre and the main services, we offer for sale an elegant and charming villa. Surrounded by a large, well-kept and planted garden, the property features a splendid heated pool with solarium area, ideal for moments of relaxing and enjoyment. The property is developed on three independent levels, connected by a spacious internal staircase and served by a convenient elevator. On the ground floor we find a flat renovated with great attention to detail, with a large living area that opens onto a portico overlooking the pool, a separate kitchen with outdoor dining area under a pergola, a large bedroom, a bathroom with shower and a master bedroom with en suite bathroom. The first floor offers ample space that can be used as a guest apartment or as a large master suite with walk-in wardrobe, private bathroom and balcony. In the basement there is a spacious tavern with a large built-in kitchen and exposed beams, a bathroom with bathtub, a laundry room, a cellar and a room set out for a spa area. The property is completed by a large garage with motorised overhead door that can accommodate up to four cars and has energy-efficient systems, with a geothermal system and an extensive photovoltaic system that can be expanded if necessary. The adaptability of this villa makes it suitable both as a single house on three levels and as a multifunctional solution for different needs. We are available for further information and to organise on-site visits.

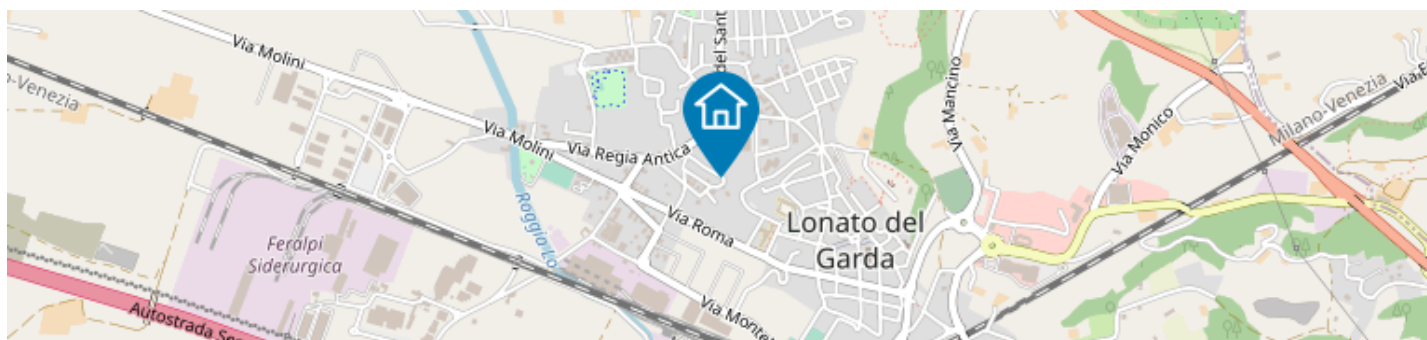
## ADDITIONAL INFORMATION

|                             |                                |                                 |                                  |
|-----------------------------|--------------------------------|---------------------------------|----------------------------------|
| <b>Energy Rating:</b> A1    | <b>Minimum IPE:</b> -          | <b>Heating:</b> Independent     | <b>State:</b> Perfect Conditions |
| <b>Grade:</b> Elegant       | <b>Position:</b> Center        | <b>View:</b> Open View          | <b>Orientation:</b> -            |
| <b>Rooms / Locals:</b> 11,5 | <b>Floor:</b> -                | <b>Building Floors:</b> 2       | <b>Internal Levels:</b> 3        |
| <b>Garage:</b> 1            | <b>Mq Garage:</b> 90           | <b>Parking Space:</b> -         | <b>Terraces:</b> 1               |
| <b>Mq Terraces:</b> 10,14   | <b>Balconies Mq:</b> 4,4       | <b>Arcades:</b> 2               | <b>Mq Arcades:</b> 38            |
| <b>Garden:</b> Private      | <b>Kitchen:</b> Eat-In Kitchen | <b>Furniture:</b> Not Furnished | <b>Annual Expenses:</b> -        |



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Flue
- ✓ Geothermal
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Lift
- ✓ Outdoor Tables
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Railings
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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