abitare il Garda
WE MAKE IT REAL

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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.

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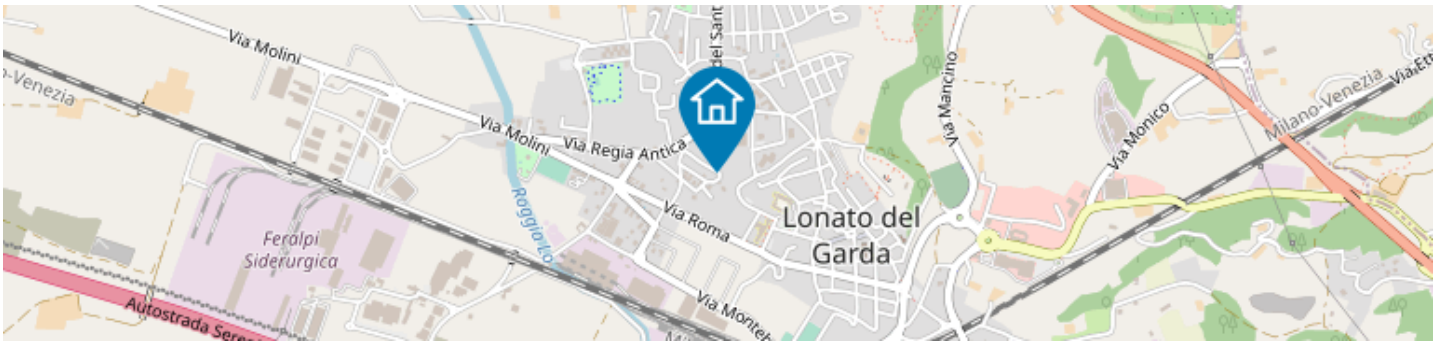
ADDITIONAL INFORMATION

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



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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