

Code: [V001494](#)

ELEGANT VILLA ON A HILLSIDE IN LONATO DEL GARDA

Via Centenaro Lonato del Garda BS Italia

SALE
814.000€

Beds 4 Bathrooms 3 Commercial 146 mq Garden 850 mq

DESCRIPTION:

Just a few minutes from Lake Garda and the centre of Desenzano del Garda, nestled in a peaceful hillside setting surrounded by greenery, we offer an exclusive newly built villa featuring a contemporary and elegant design, conceived to provide maximum living comfort and outstanding energy efficiency (Class A). The property will be developed within a prestigious residential community of exclusive homes, where privacy, security and nature blend harmoniously to create a refined and peaceful living environment. Arranged over two levels, the villa stands out for its generous living spaces and thoughtful design. The living area features a bright open-plan lounge and kitchen with large openings leading to the private patio and covered porch, ideal for enjoying outdoor living throughout the year. A convenient hallway with storage room leads to the first sleeping area, comprising a master bedroom with en-suite bathroom, two additional spacious bedrooms and a second bathroom. A striking open staircase connects the upper floor, dedicated to an elegant independent suite featuring a double bedroom, private bathroom and a beautiful sun terrace with open views over the surrounding greenery, perfect for relaxing in complete privacy. Outside, the private garden with exclusive swimming pool provides the perfect extension of the living spaces, creating an ideal setting for leisure and entertaining. The property is completed by a private parking space covered by an elegant pergola. The project offers extensive customization possibilities, allowing buyers to tailor the layout, interior spaces and finishes through a dedicated bespoke design process. An exclusive residence designed for those who wish to live in close contact with nature without sacrificing the convenience of nearby amenities, major transport links and the beauty of Lake Garda. This proposal is subject to the availability of the building plot designated for the development of the property.

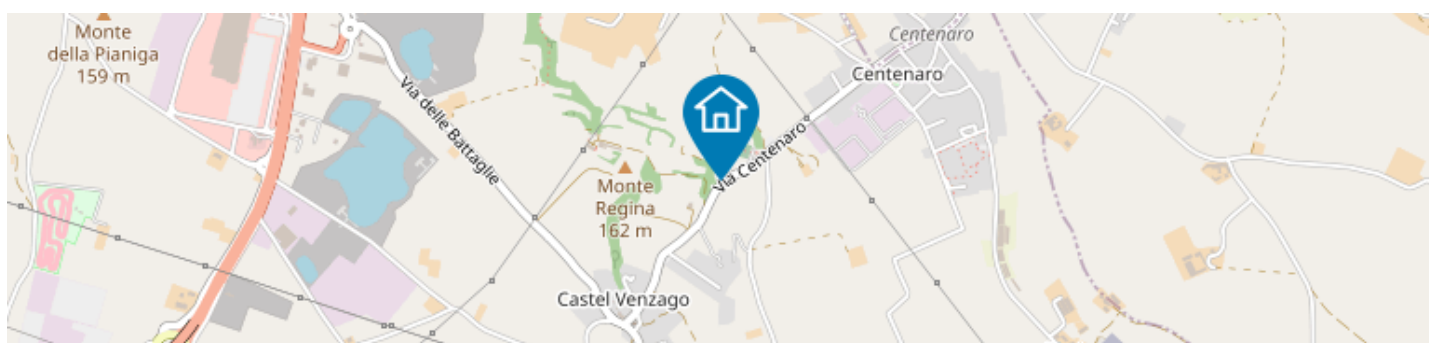
ADDITIONAL INFORMATION

Energy Rating: A	Minimum IPE: -	Heating: Independent	State: Next Realization
Grade: Medio	Position: Hill	View: Open View	Orientation: -
Rooms / Locals: 5	Floor: -	Building Floors: 2	Internal Levels: 2
Garage: -	Mq Garage: -	Parking Space: 2	Terraces: 1
Mq Terraces: 49	Balconies Mq: -	Arcades: 1	Mq Arcades: 50
Garden: Private	Kitchen: View Kitchen	Furniture: Possibility	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Flue
- ✓ Home Automation System
- ✓ Independent Entrance
- ✓ Mosquito Nets
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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