



Code: [V003015](#)

CHARMING VILLA WITH SWIMMING POOL AND INCOME-GENERATING LIBERTY-STYLE BUILDING IN DESENZANO DEL GARDA

Via Marconi Desenzano del Garda BS Italia

SALE
3.200.000€

Beds 7 Bathrooms 7 Commercial 529 mq Garden 1100 mq

DESCRIPTION:

In an exclusive location, just a short walk from the centre of Desenzano del Garda yet private and away from noise and traffic, we offer a unique property set within a plot of approximately 1,600 sqm, open on three sides. The property includes a charming main villa, a connected independent apartment and a characteristic Liberty-style building with separate access from another street. The villa is arranged over several split levels. On the ground floor there is an impressive entrance hall, a bright living room with fireplace and refined majolica stove, an eat-in kitchen with direct access to the outdoor porch, and a guest bathroom. The sleeping area features a master suite with walk-in wardrobe and spacious bathroom, as well as a second double bedroom with en-suite bathroom and large terrace. The basement level includes a spacious equipped tavern with fireplace, a multipurpose room, laundry room and two generously sized garages. Connected to the villa yet completely independent, the apartment is arranged over two levels, with a living room and bathroom on the entrance level and a large double bedroom with bathroom on the upper level. Within the same plot there is also a Liberty-style building composed of three one-bedroom apartments, without lift. Two units have been fully renovated and are currently rented with transitional contracts: charming and functional apartments, also ideal as an income-generating investment. The well-kept garden, large swimming pool, privacy and parking/garage space for approximately 6 cars complete a rare property, ideal both as a prestigious private residence and as a versatile real estate investment just minutes from the lake.

ADDITIONAL INFORMATION

Energy Rating: VA	Minimum IPE: -	Heating: Independent	State: Good
Grade: Elegant	Position: Center	View: Open View	Orientation: -
Rooms / Locals: 29	Floor: -	Building Floors: 3	Internal Levels: 3
Garage: 2	Mq Garage: 91	Parking Space: -	Terraces: 1
Mq Terraces: 39	Balconies Mq: 17	Arcades: 1	Mq Arcades: 23,5
Garden: Private	Kitchen: Eat-In Kitchen	Furniture: Possibility	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Jacuzzi
- ✓ Laundry
- ✓ Mosquito Nets
- ✓ Outdoor Tables
- ✓ Pool
- ✓ Safe
- ✓ Satellite System
- ✓ Security Door
- ✓ Veranda
- ✓ Video Intercom



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