abitare il Garda
WE MAKE IT REAL

+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it







Code: V003022

CONTEMPORARY VILLA WITH PRIVATE GARDEN IN ESENTA DI LONATO IN LONATO DEL GARDA

Via Malocco Sopra 15 Lonato del Garda BS Italia

SALE
890.000€

Beds	Bathrooms	Commercial	Garden
3	3	215 mq	383 mq

DESCRIPTION:

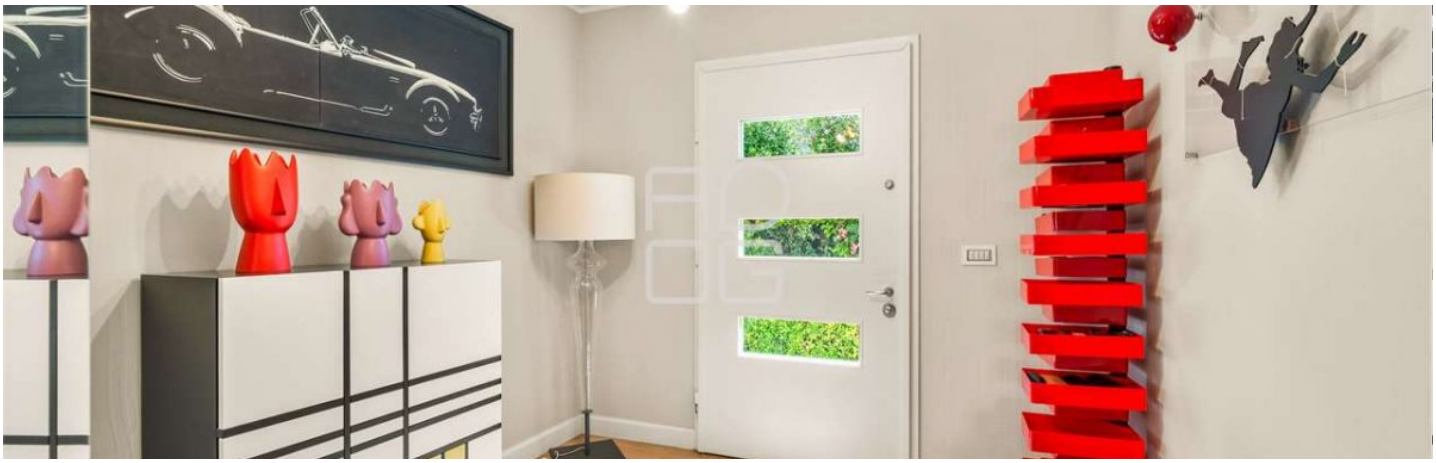
In Esenta, a hillside hamlet of Lonato del Garda, this detached villa is set in a green and quiet residential area, slightly away from the main road and largely surrounded by prestigious villas. The garden, designed by Paghera, embraces the house and shields it from neighbouring views, creating a private and secluded atmosphere. Built in 2009 and maintained with impeccable care, the villa offers approximately 380 sqm of commercial surface arranged over several levels. On the ground floor, the living area welcomes you with a sitting room and kitchen with island, a pellet fireplace with external loading system, oak flooring, Calacatta ceramic finishes and bespoke designer furnishings. The two porticoes, protected by electric awnings, extend everyday living towards the outdoors. The first floor is dedicated to the sleeping area, which can be separated by a door. The master suite features a walk-in wardrobe and a spacious en-suite bathroom with double washbasin and shower. This level is completed by two further bedrooms, a second bathroom with bathtub and a generous loggia overlooking the greenery and the hills. The lower ground floor hosts a laundry room, technical room, study, office, bathroom with shower, gym area and an impressive cinema room, with sound-absorbing treatment and a high-end audio system. A double garage in width completes the property. Energy class A4, underfloor heating, ducted air conditioning, alarm system with remote cameras, central vacuum system, mosquito screens, shatterproof glazing, 15 kW storage batteries and a programmable anti-mosquito system make the villa efficient and ready to live in. Just 7 minutes from Lonato town centre and its main services, and around 15 minutes from Desenzano and the lake: a contemporary home designed for a family seeking quality, privacy and everyday comfort close to Lake Garda.

abitare il Garda
WE MAKE IT REAL

+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it

ADDITIONAL INFORMATION

Energy Rating: A4	**Minimum IPE:** -	**Heating:** Independent	**State:** Perfect Conditions
Grade: Elegant	**Position:** Hill	**View:** Open View	**Orientation:** -
Rooms / Locals: 11,5	**Floor:** -	**Building Floors:** 2	**Internal Levels:** 3
Garage: 1	**Mq Garage:** 32	**Parking Space:** -	**Terraces:** 1
Mq Terraces: 26,5	**Balconies Mq:** -	**Arcades:** 2	**Mq Arcades:** 30
Garden: Private	**Kitchen:** Eat-In Kitchen	**Furniture:** Half Furnished	**Annual Expenses:** -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Flue
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Mosquito Nets
- ✓ Photovoltaic System
- ✓ Railings
- ✓ Security Door
- ✓ Solar Panels
- ✓ Theft Protection
- ✓ Video Intercom
- ✓ Video Surveillance



Discover more
Point here your smartphone