abitare il Garda
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Code: V002972

URBAN VILLA IN THE HISTORIC CENTRE OF DESENZANO DEL GARDA IN DESENZANO DEL GARDA

Desenzano del Garda BS Italia

SALE
1.870.000€

Beds	Bathrooms	Commercial	Garden
4	6	342 mq	373 mq

DESCRIPTION:

In the heart of Desenzano del Garda, just 200 metres from the pedestrian area and set within a surprisingly quiet and private context, stands this exclusive independent urban villa: a rare solution that combines the privilege of a central location with the privacy and autonomy of a detached residence. A contemporary, elegant and perfectly rational project, where every detail has been designed to offer a high-level living experience. Fine finishes, carefully selected materials and modern architectural solutions define sophisticated, bright and timeless interiors. Access to the property is through a private gate leading to a harmonious and secluded outdoor area, perfectly integrated with the home. The spacious double garage, directly connected to the villa, leads to a ground floor also conceived as an independent space: a large versatile area, ideal as a living area, tavern, wellness zone or guest area, complete with bathroom, laundry room and technical room. The residence features two entrances, internal and external: the first designed for maximum everyday practicality, the second enhanced by a striking entrance staircase, ideal for welcoming guests with elegance. The main floor hosts a bright living area with a spacious lounge characterized by generous openings that enhance the natural light, a contemporary-style eat-in kitchen and a guest bathroom. On the same level there is also a first sleeping area consisting of two bedrooms and two bathrooms. On the upper floor, the layout has been designed to ensure comfort and privacy: here there are two further bedrooms, including a refined master suite of generous size with walk-in wardrobe, as well as two bathrooms and a splendid terrace, ideal as a natural outdoor extension of the sleeping area. The price includes custom-made kitchen furnishings, boiserie, built-in wardrobes and the separating door between the kitchen and living area. A residence designed for those who wish to live in the centre of Desenzano with complete independence, in an exclusive setting where architecture, comfort and location blend in perfect harmony. All renderings, images, furnishings, lighting and visual content included in this proposal and in the associated promotional materials reflect an aesthetic and conceptual idea of the finished product, but do not constitute contractual constraints or limitations.

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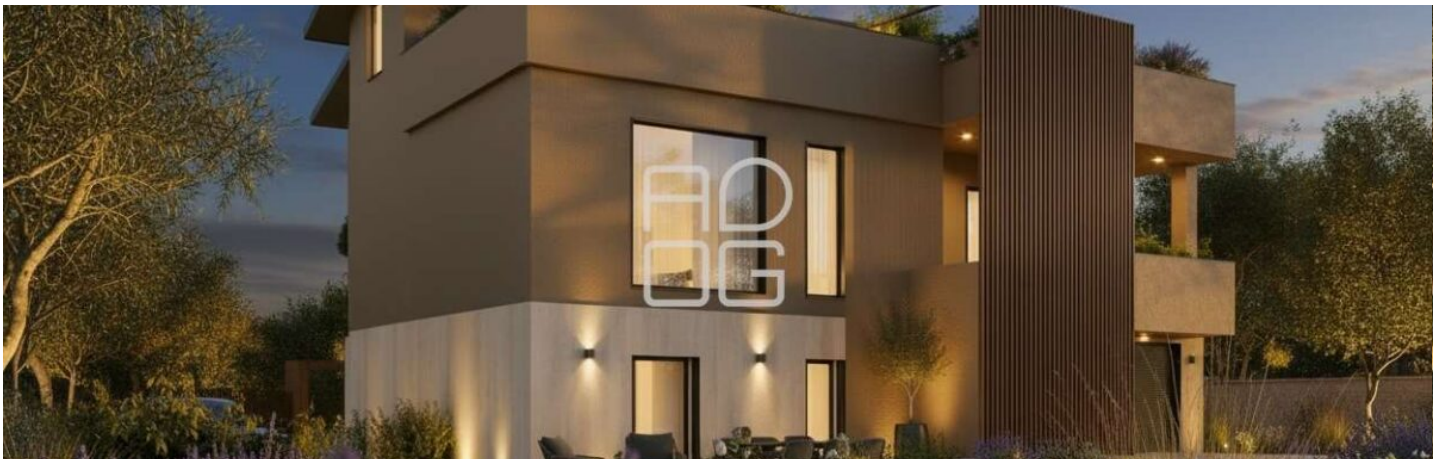
ADDITIONAL INFORMATION

Energy Rating: A4	**Minimum IPE:** -	**Heating:** Independent	**State:** Under Construction
Grade: Elegant	**Position:** Center	**View:** Garden View	**Orientation:** -
Rooms / Locals: 10	**Floor:** -	**Building Floors:** 3	**Internal Levels:** 3
Garage: 1	**Mq Garage:** 62	**Parking Space:** 2	**Terraces:** 2
Mq Terraces: 91	**Balconies Mq:** -	**Arcades:** -	**Mq Arcades:** -
Garden: Private	**Kitchen:** Eat-In Kitchen	**Furniture:** Half Furnished	**Annual Expenses:** -



ACCESSORIES

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

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