



Code: [V001493](#)

## NEW VILLA IN HILLY AREA IN LONATO DEL GARDA

Via Centenaro Lonato del Garda BS Italia

**SALE**  
**675.000€**

Beds 3    Bathrooms 2    Commercial 139 mq    Garden 850 mq

### DESCRIPTION:

A few kilometres from the lake and the centre of Desenzano del Garda, in a quiet hilly area surrounded by greenery, not far from services and main transport links, project of a beautiful villa with modern design and construction methods to ensure maximum living comfort in energy efficiency class A. The villa is inserted in an elegant complex of exclusive and spacious houses where nature and security harmonize, an oasis of tranquility. The villa will have a modern and linear design, it is conceived on one level and consists of a large living area and open kitchen overlooking the private veranda, bathroom, large corridor to the sleeping area, master bedroom with en-suite bathroom and walk-in wardrobe, two other spacious bedrooms and a third bathroom. Excellent room size. Private off-street parking covered by pergola. Possibility to customize the layout of the rooms and equipment through a detailed custom study. Private garden with private swimming pool. Quality at the service of the client. We are available for further information and visits.

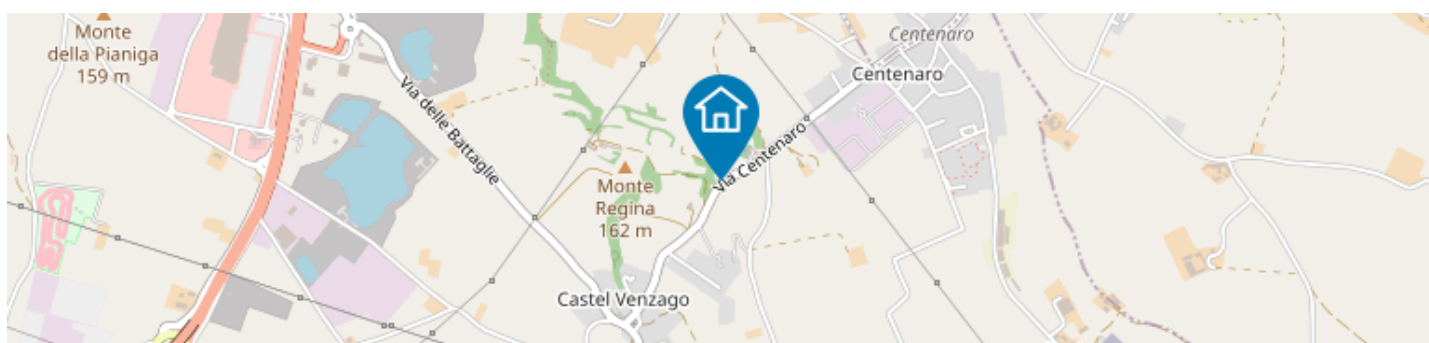
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Next Realization
<b>Grade:</b> Medio	<b>Position:</b> Hill	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> -	<b>Building Floors:</b> 1	<b>Internal Levels:</b> 1
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> 2	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 29
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## 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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