



Code: [V002214](#)

## PROPERTY SURROUNDED BY GREENERY AND PEACE IN LONATO DEL GARDA

Via Barcuzzi Lonato del Garda BS Italia

**SALE**  
**1.200.000€**

Beds 3 Bathrooms 2 Commercial 250 mq Garden 10000 mq

### DESCRIPTION:

In the beautiful hilly area of Lonato del Garda, set in the green and peace, convenient to all services and at a short distance from the lake, we offer for sale a large detached villa insisting on its own land, completely fenced, of about 10,000 square metres. The property currently has a surface area of approximately 350 square metres and is spread over two levels above ground plus an attic floor. Of this surface area, approximately 160 square metres have been recently renovated with great attention to detail and are developed on the ground floor with a large living area, an open plan kitchen and a bathroom/laundry room while on the upper floor, connected by an internal staircase, we find three spacious bedrooms, a second bathroom and two balconies. The property is ideal not only for the construction of an important detached villa, but also for the development of a tourist resort immersed in the greenery and peace of the countryside, with the possibility to use the significant increase in volume by extending an additional floor to reach the view of the lake, as well as the numerous possibilities of using the large surrounding green area, especially the creation of a beautiful solarium area with swimming pool. We remain at your disposal for further information and on-site visits.

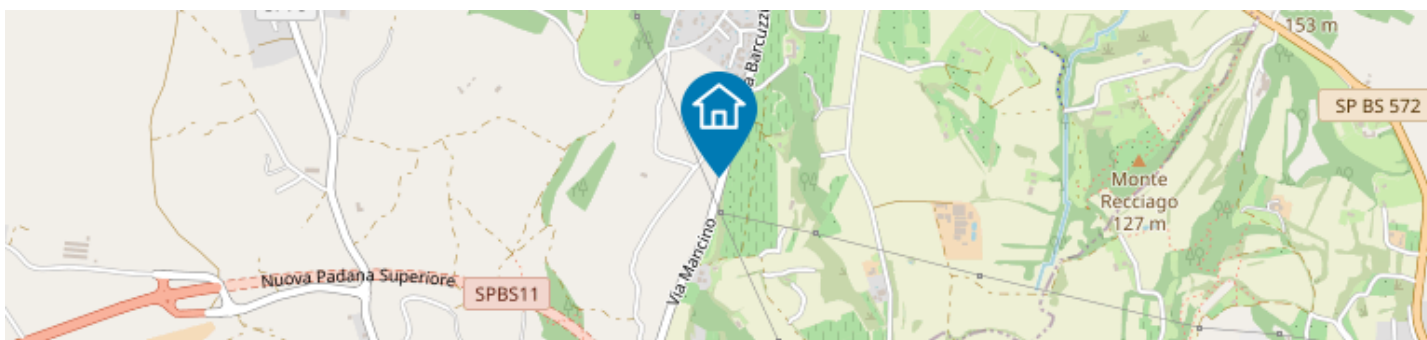
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> C	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Perfect Conditions
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 5	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> -	<b>Parking Space:</b> -	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> 10	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 60
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Home Automation System
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection



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