



Code: [V002472](#)

## ELEGANT PROPERTY WITH HEATED POOL IN LONATO DEL GARDA

Via del Pesco Lonato del Garda BS Italia

SALE  
Trattativa  
riservata

Beds	Bathrooms	Commercial	Garden
3	4	180 mq	350 mq

### DESCRIPTION:

In a quiet residential area surrounded by greenery, a short distance from the centre and the main services, we offer for sale an elegant and charming villa. Surrounded by a large, well-kept and planted garden, the property features a splendid heated pool with solarium area, ideal for moments of relaxing and enjoyment. The property is developed on three independent levels, connected by a spacious internal staircase and served by a convenient elevator. On the ground floor we find a flat renovated with great attention to detail, with a large living area that opens onto a portico overlooking the pool, a separate kitchen with outdoor dining area under a pergola, a large bedroom, a bathroom with shower and a master bedroom with en suite bathroom. The first floor offers ample space that can be used as a guest apartment or as a large master suite with walk-in wardrobe, private bathroom and balcony. In the basement there is a spacious tavern with a large built-in kitchen and exposed beams, a bathroom with bathtub, a laundry room, a cellar and a room set out for a spa area. The property is completed by a large garage with motorised overhead door that can accommodate up to four cars and has energy-efficient systems, with a geothermal system and an extensive photovoltaic system that can be expanded if necessary. The adaptability of this villa makes it suitable both as a single house on three levels and as a multifunctional solution for different needs. We are available for further information and to organise on-site visits.

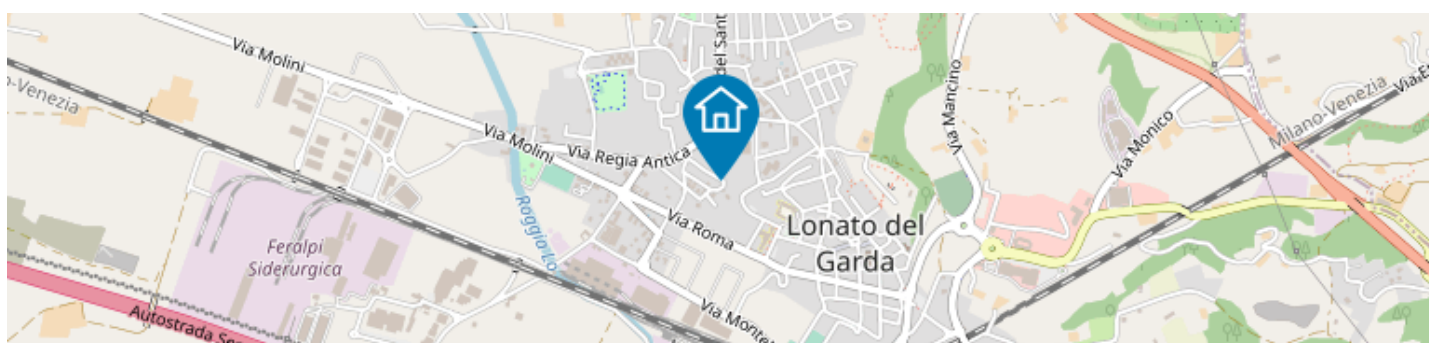
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A1	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Perfect Conditions
<b>Grade:</b> Elegant	<b>Position:</b> Center	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 11,5	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 3
<b>Garage:</b> 1	<b>Mq Garage:</b> 90	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 10,14	<b>Balconies Mq:</b> 4,4	<b>Arcades:</b> 2	<b>Mq Arcades:</b> 38
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Flue
- ✓ Geothermal
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Lift
- ✓ Outdoor Tables
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Railings
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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