




Code: [V002607](#)

## ELEGANT TERRACED VILLA IN LONATO DEL GARDA IN LONATO DEL GARDA

Via Cominello 1 Lonato del Garda BS Italia

**SALE**  
**396.000€**

Beds Bathrooms Commercial  
 3  3  121,4 mq

### DESCRIPTION:

Located in a quiet residential area of Lonato del Garda, just a short walk from essential services, this elegant newly built terraced villa perfectly combines modernity, comfort, and quality. Built in 2013 and impeccably maintained, it offers a total surface area of 184 sqm across two levels, with spacious and well-organized interiors. On the ground floor, a bright living room enjoys stunning sunset views thanks to its south-facing exposure, accompanied by an open-plan kitchen furnished with high-quality materials. The first floor features three bedrooms, including a master suite with a private bathroom, plus a second refined bathroom. A third bathroom on the ground floor ensures maximum convenience. The autonomous methane heating system, wooden double-glazed windows, and a security system provide excellent energy efficiency and safety. Outside, a private garden and a terrace create perfect spaces for relaxation and outdoor dining. Residents also have access to a shared swimming pool of 250 sqm, ideal for cooling off on hot summer days. The property is completed by a double garage and an additional plot of land. This exceptional home is a unique opportunity for those seeking a modern, high-quality residence in a peaceful setting, surrounded by nature and close to Lake Garda.

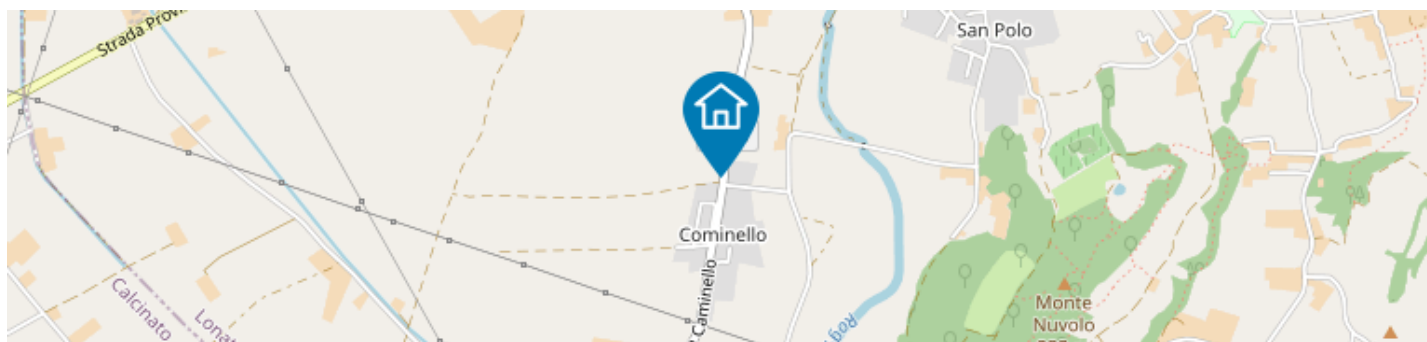
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> C	<b>Minimum IPE:</b> 75,49	<b>Heating:</b> Independent	<b>State:</b> Perfect Conditions
<b>Grade:</b> Elegant	<b>Position:</b> Suburb	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 8	<b>Floor:</b> -	<b>Building Floors:</b> -	<b>Internal Levels:</b> -
<b>Garage:</b> 2	<b>Mq Garage:</b> 36	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 15	<b>Balconies Mq:</b> 12	<b>Arcades:</b> 1	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Furnished	<b>Annual Expenses:</b> 900



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Condominium Park
- ✓ Data Network
- ✓ Double Glasses
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door



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