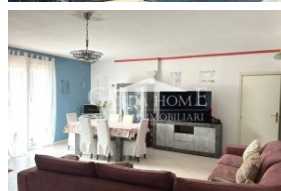
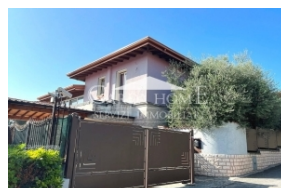


**Cod: V22**

**Villa in Vendita a Desenzano del Garda - € 485.000,00**



## Caratteristiche:

|                |                     |               |                 |
|----------------|---------------------|---------------|-----------------|
| Tipology:      | Villa               | Area:         | 500 mq          |
| Property code: | V22                 | Rooms:        | 4               |
| Contract:      | For sale            | Baths:        | 4               |
| Place:         | Desenzano del Garda | Energy class: | G               |
| price:         | <b>€ 485.000</b>    | IPE:          | 0.00 kWh/m2anno |

**Descrizione:** Extraordinary villa located in Rivoltella in Desenzano del Garda, one of the pearls of Lake Garda. Situated in the heart of a quiet and elegant residential area, convenient to major transport links, such as access to the ring road, and about one kilometre from the historic centre of Rivoltella and its romantic marina.

The villa offers a generous floor area of approximately 500 square metres, ideal for families who love privacy and want comfortable indoor and outdoor space for entertaining guests.

The property is in need of renovation.

It features a large living area with large windows that provide natural light and access to the garden, which can be completed and equipped according to your needs.

The sleeping area on the ground floor comprises two double bedrooms with two bathrooms and an additional room that can be used as a study with a private bathroom or as a third double bedroom.

A convenient internal staircase leads to the upper floor where there is a large double bedroom of approximately 45 square metres with an en-suite bathroom. The bedroom opens onto a wonderful loggia with a terrace and balcony of approximately 70 square metres.

The basement houses a cellar, tavern and a garage of approximately 170 square metres. It is accessed via the internal staircase of the house.

For cars, it is possible to restore the car lift, which is currently unusable, or replace it by creating an access ramp to the basement.

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