

**Cod: V48**

**Center of Desenzano - single villa just 450 meters from the lake**



## Caratteristiche:

Tipology:	Villa	Area:	250 mq
Property code:	V48	Rooms:	5
Contract:	For sale	Baths:	3
Place:	Desenzano del Garda	Energy class:	F
price:	<b>€ 840.000</b>	IPE:	288.75 kWh/m2anno

**Descrizione:** Unobtainable detached villa located just 450 meters from the beautiful waters of Lake Garda, in the historic center of Desenzano del Garda. This is a unique opportunity for those seeking the convenience of urban life.

With a total surface area of ??250 square meters, the home is mainly on a single floor, ensuring convenient access to a spacious elegant living area through a welcoming entrance. The large bright living room offers a perfect space for convivial moments thanks to the fireplace that creates a warm home atmosphere. The kitchen is separate and habitable; a full bathroom completes the living area.

A corridor leads to the sleeping area which features two spacious double bedrooms, of which the master bedroom is enriched by an exclusive en suite bathroom with bathtub; there is also a third versatile bedroom that can be used as a study or guest room.

A strong point of the property is the particularly large and well-lit basement thanks to the windows: here you will find a complete tavern with equipped kitchen and bar corner - a perfect space for private parties! In addition, the basement also includes a practical laundry room, a spacious cellar and a double garage.

Built in the late 80s and expertly maintained over time, energy improvements have recently been installed through thermal insulation. Externally you can enjoy pleasant moments under the porch overlooking the lovely garden that surrounds the property on the sides.

Located in the pulsating heart of the city, you will have everything you desire in the immediate vicinity: the famous shops offer local products while gourmet restaurants provide unforgettable culinary experiences. **Via Lionezzini, 7 - 25015 Desenzano del Garda (Bs)** Right after by both residents and tourists.

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