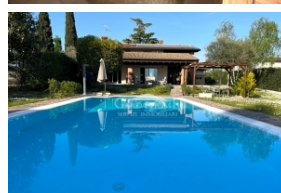


Cod: V11

Prestigious villa with pool and large garden in Desenzano del Garda



Caratteristiche:

Tipology:	Villa	Area:	387 mq
Property code:	V11	Rooms:	5
Contract:	For sale	Baths:	3
Place:	Desenzano del Garda	Energy class:	D
price:	€ 1.540.000	IPE:	179.32 kWh/m2anno

Descrizione: Nestled in the morainic hills of Desenzano del Garda among the vineyards of the prestigious Lugana wine, in an area of significant historical importance from the Italian Risorgimento due to its proximity to the Torre di San Martino della Battaglia; situated on land classified as having landscape sensitivity level 5 (the highest level according to the municipal planning regulations), included in the new area of the Local Park of Supramunicipal Interest of San Martino; this splendid single villa boasts generous dimensions, ideal for those who wish to live surrounded by greenery without sacrificing convenience. The property stands out for its magnificent landscaped garden that offers absolute privacy, where nature frames a large private swimming pool measuring 12m by 5m, perfect for moments of relaxation and conviviality during summer.

The outdoor area is enhanced by an elegant covered porch of approximately 70 sqm, featuring exposed wooden beams; it serves as a perfect outdoor lounge for dinners and lunches thanks also to a large table convenient to an external fireplace for barbecues. The meticulously maintained lawn beautifully frames every corner of the house offering picturesque views amidst mature trees and tall hedges ensuring seclusion.

The home presents a modern architectural style that is warm and welcoming: exposed brickwork, large openings towards the outside, bright spaces harmoniously connected between indoors and outdoors. Entering through the main door on the ground floor leads into a spacious yet intimate living room, ideal for relaxing moments or reading next to a wood stove. Continuing onward brings you into a bright living room of about 50 sqm with exposed wooden beams, well divided into sofa areas, TV space, and dining area; large French doors connect to the external porch overlooking both the swimming pool and surrounding hills. The eat-in kitchen has been built with masonry featuring a comfortable island which provides access to the external porch.

Completing this floor are an office/study room, a windowed bathroom, and laundry facilities.

The sleeping area develops upstairs with one generously sized master bedroom complete with en suite bathroom plus another double bedroom along with an additional spacious third bedroom. Finally another bathroom completes this night sector while a small terrace allows enjoyment of beautiful vineyard views.



SERVIZI IMMOBILIARI

Additional features include garage space alongside two covered parking spots plus one uncovered spot at ground level.

This early-2000s villa was renovated around fifteen years ago using high-quality materials along with excellent finishes including photovoltaic panels, a 6 kW inverter rated at 6 kV paired up battery storage system rated at twelve kWh capacity providing heating via underfloor systems across certain areas within residence itself! Sizing vacuum cleaner installation present too! Air conditioning units installed throughout common living zones & bedrooms respectively!

Location-wise—this stunning estate lies mere minutes away from major highway routes leading toward Desenzano/Sirmione centers themselves being only roughly seven kilometers distance from village center/lakefront attractions nearby! Moreover—the vicinity offers numerous hiking trails suitable either walking/biking activities catering all age groups alike!!

Ideal solution whether seeking primary residence alternatively exclusive second home nestled right upon Lake Garda.

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