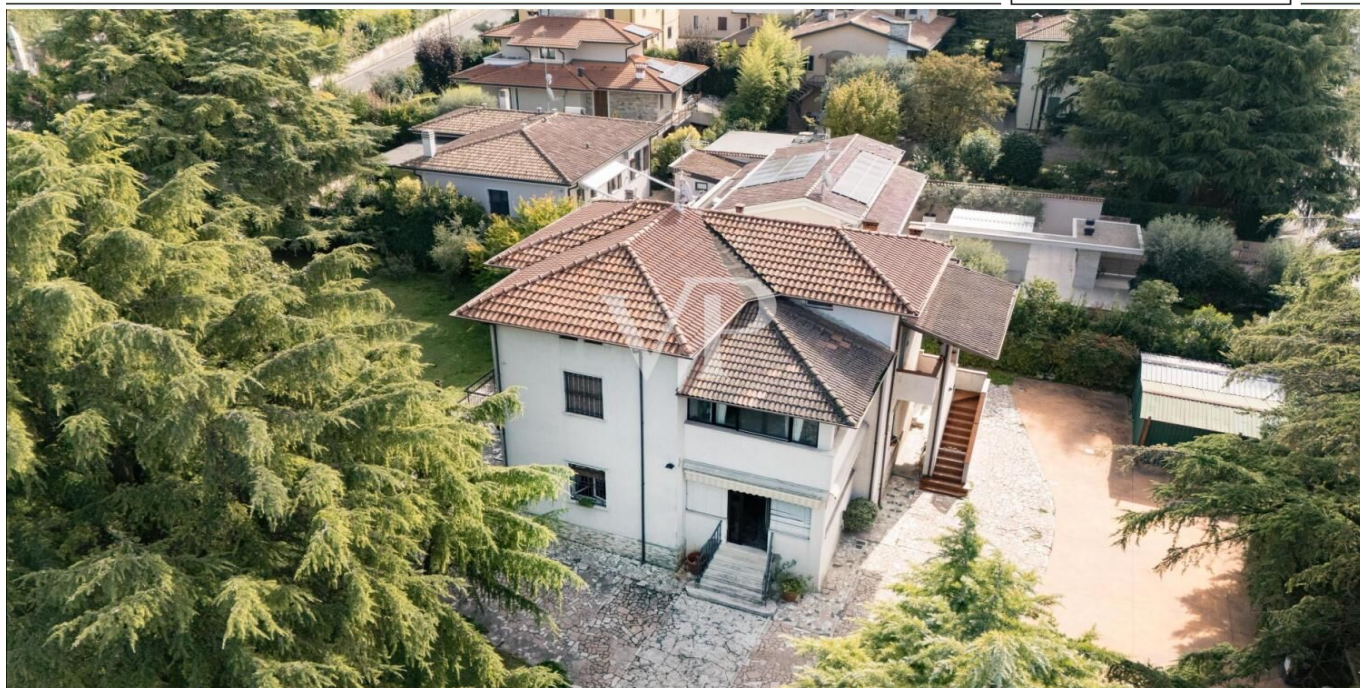


Lonato – Gardasee

## Villa with two independent apartments and large park in Lonato del Garda

Property ID: IT254152423



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 769.000 EUR • LIVING SPACE: ca. 260 m<sup>2</sup> • ROOMS: 10 • LAND AREA: 2.245 m<sup>2</sup>

Property ID: IT254152423 - 25017 Lonato – Gardasee

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT254152423 - 25017 Lonato – Gardasee

## At a glance

Property ID	IT254152423
Living Space	ca. 260 m²
Rooms	10
Bedrooms	5
Bathrooms	3
Year of construction	1954

Purchase Price	769.000 EUR
Commission	subject to commission
Total Space	ca. 314 m²
Equipment	Fireplace, Balcony

Property ID: IT254152423 - 25017 Lonato – Gardasee

## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Power Source	Gas		



Property ID: IT254152423 - 25017 Lonato – Gardasee

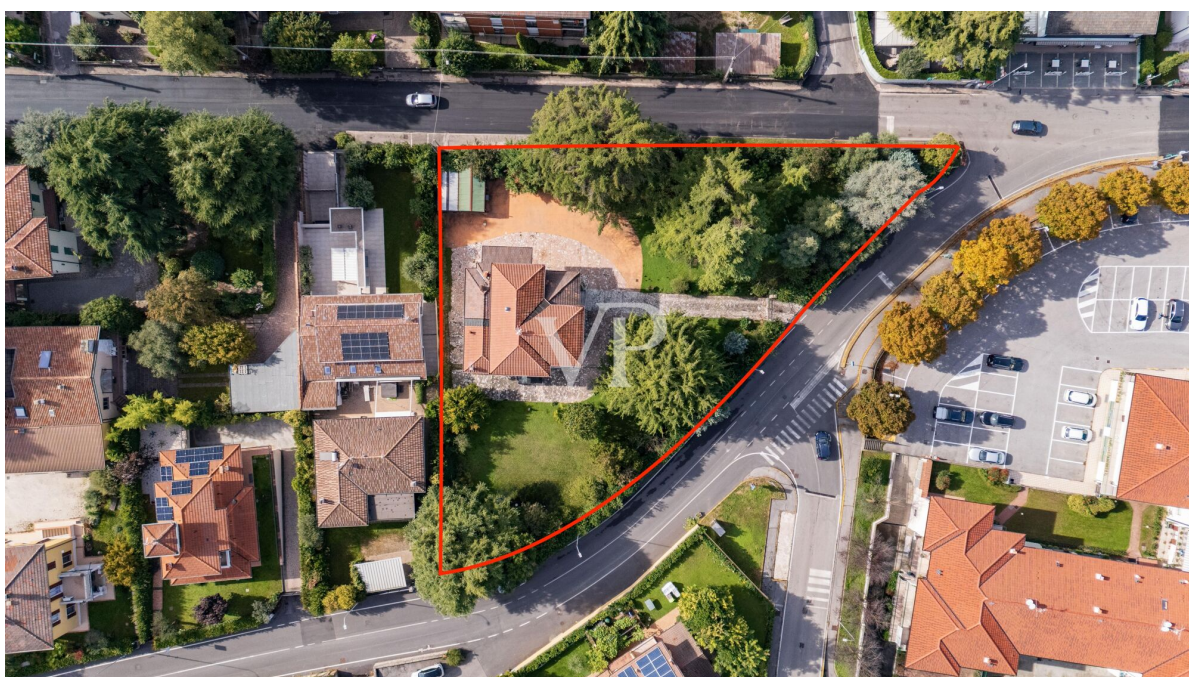
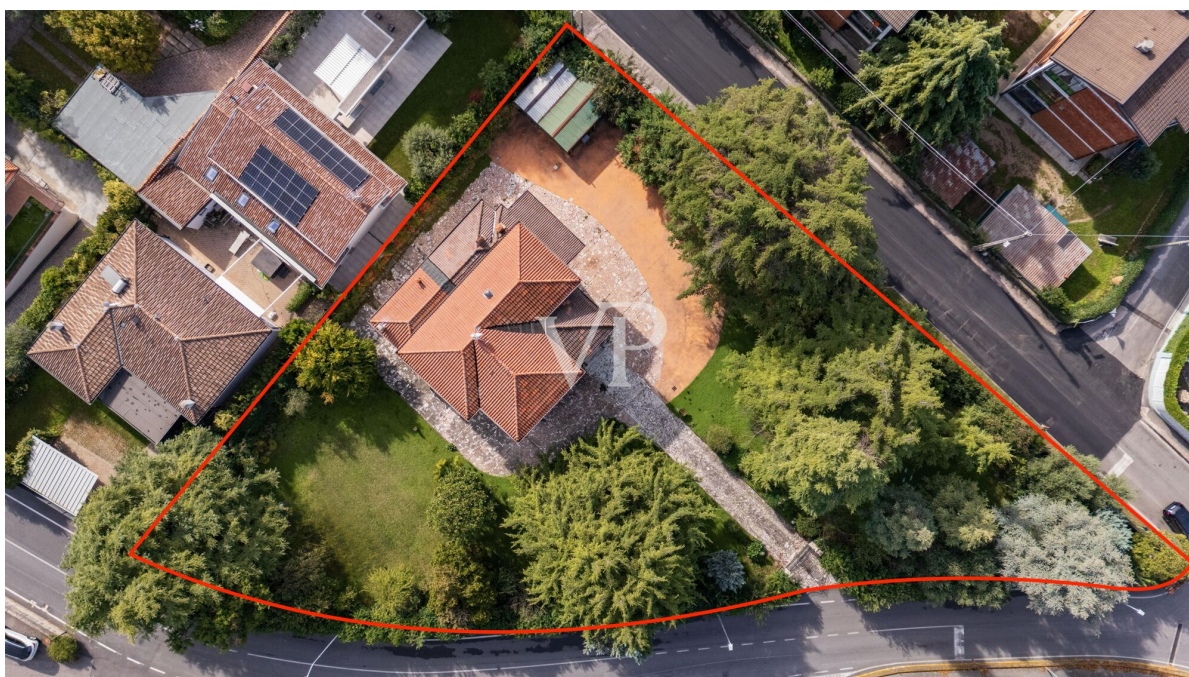
## The property





Property ID: IT254152423 - 25017 Lonato – Gardasee

## The property





Property ID: IT254152423 - 25017 Lonato – Gardasee

## The property





Property ID: IT254152423 - 25017 Lonato – Gardasee

## The property



Property ID: IT254152423 - 25017 Lonato – Gardasee

## The property





Property ID: IT254152423 - 25017 Lonato – Gardasee

## The property



Property ID: IT254152423 - 25017 Lonato – Gardasee

## The property





Property ID: IT254152423 - 25017 Lonato – Gardasee

## The property



Property ID: IT254152423 - 25017 Lonato – Gardasee

## The property





Property ID: IT254152423 - 25017 Lonato – Gardasee

## The property



Property ID: IT254152423 - 25017 Lonato – Gardasee

## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT254152423 - 25017 Lonato – Gardasee

## A first impression

In the heart of Lonato del Garda, one of the most lively and amenity-rich municipalities of the Garda hinterland, we propose a semi-detached villa immersed in a private park of 2,245 sqm, with 440 sqm of residual volume that offers interesting possibilities for expansion and customization. The location is particularly strategic: a few minutes from the lake, the main roads and the historic center of Lonato, a town known for its Visconti Fortress and for the perfect balance between quality of life and accessibility to services.

The property, dating back to the 1950s and subsequently renovated (last municipal practice in 2023 with cadastral update, plant compliance and certificate of fitness), is composed of two independent units with separate entrances, an ideal solution for two households, for those who want space for guests or to allocate a part to complementary activities.

Current composition:

- Independent mezzanine floor: 152 sqm
- Independent first floor: 150 sqm
- Unfinished attic of 150 sqm (60/70 sqm walkable)
- Two garages of 12 sqm and 19 sqm
- Accessory and technical rooms
- Balcony, outdoor staircase and large planted garden free on four sides

Location and services:

- Within walking distance of stores, supermarkets, restaurants and kindergarten
- 7 minutes from schools (primary, secondary and colleges: technical, high school, agricultural)
- 10 minutes walk from the historic center
- 2.3 km from the A4 Desenzano d/G exit and 7 minutes from "Il Leone" shopping center
- 5.3 km from Lake Garda and 4.1 km from the hospital of Desenzano d/G

Nearby: equestrian centers, swimming pool, cinema, go-kart track and shooting range  
A unique element of the property is the private chapel located on the corner, with independent entrance from the road.

This villa represents a versatile and charming solution, perfect for those looking for generous spaces, privacy, convenience to services and the possibility to further enhance the lot with new housing projects, in the privileged context of Lonato del Garda.

Property ID: IT254152423 - 25017 Lonato – Gardasee

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Largo Dante Alighieri, n.3, 25087 Salò

Tel.: +39 0365 690596

E-Mail: [salo@von-poll.com](mailto:salo@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)