Edilfin srl
via Giorgio Strehler 19 - 25080 Manerba del Garda
Phone number 0365551761

Semi-detached house
€ 370.000
Ref. 33091041-7

150 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

Ref: MI-041-7 NEW APARTMENT WITH PRIVATE GARDEN COMPLETELY INDEPENDENT in class A4.
A few kilometers from the most renowned beaches but convenient to all services and the main communication routes, we offer for sale a LATEST GENERATION VILLA in class A4 and with the highest technology.

A small complex of just two apartments (one on the ground floor and one on the first floor), both with private gardens of approximately 200 square meters and completely independent entrances. Complete privacy is guaranteed thanks to the large awning provided for the ground-floor apartment and the spacious terrace of approximately 40 square meters provided for the first-floor apartment, facing the opposite side.

It is a so-called "active" house because it produces more energy than necessary.
The high technology and engineering, as well as the photovoltaic system, guarantee very low management costs.

Ground floor apartment.
The large garden of approximately 200 m2 is on 3 sides and the pleasant porches allow for delightful moments of relaxation outdoors.
The open-plan living area includes the lounge and kitchen, which can also be enjoyed from the garden thanks to the large sliding windows.
The sleeping area includes three bedrooms (one master with private bathroom) and a second bathroom.
The property includes a convenient garage, 1 parking space, and a laundry room.

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First floor apartment
The large garden of approximately 200 m2 and the pleasant covered terrace of approximately 40 m2 allow for delightful moments of relaxation outdoors.
The open-plan living area includes the lounge and kitchen, which can also be enjoyed from the terrace thanks to the large sliding windows.
The sleeping area includes three bedrooms (one master with private bathroom) and a second bathroom.
The property includes a convenient garage, 1 parking space, and a laundry room.

No condominium fees.

The villas are built in 6 months using traditional construction methods, allowing for complete customization of the interior spaces and finishes with the assistance of architects, who are available free of charge to best meet each client's needs.

Possibility of fully furnishing the villa and garden.

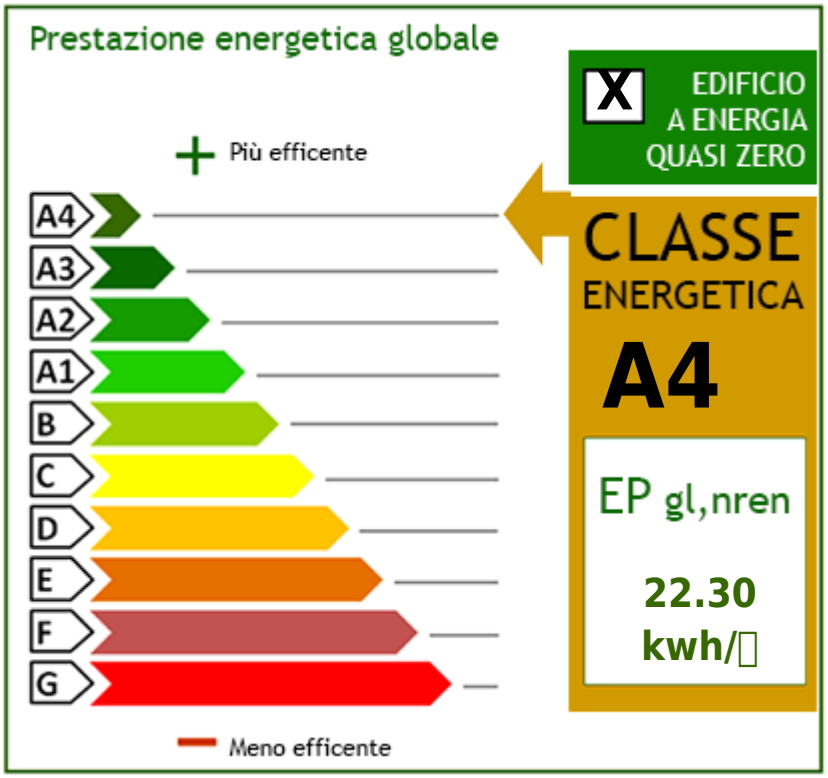
Lonato is one of the largest municipalities in the province of Brescia, with elevations ranging from 65 to 283 meters above sea level. It overlooks Lake Garda in the area between Padenghe and Desenzano. The town center is clustered around the fortress, the civic tower, and the Soratino dome, and extends along the southern slopes of Mount Rova. Its population has increased by 5,000 in the last 30 years, reaching a current population of 15,500.

Lonato del Garda's economy is based on agriculture, the iron industry, crafts, and the service sector. Local products include DOC wines such as Lugana, Groppello, and the dessert wine San Martino della Battaglia Gefide. Lonato hosts the agricultural and commercial fair, held on the Friday, Saturday, and Sunday closest to January 17th, the feast of Sant'Antonio Abate, and the Mercantico, a show of antiques, modern art, hobbies, and collectibles, held on the third Sunday of every month.

This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Property details

Address: VIALE ROMA	**Bedrooms**: 3
Bathrooms: 2	**Rooms**: 4
State of Preservation: Excellent	**Level**: Ground Floor
Total Floor: 2	**Indipendent heating**: Indipendent
Parking: Uncovered Parking	**No Barriers**: Yes
Year built: 2024	**Balconies**: Present
Terrace: Present, 40 sq.m.	**Garden**: Private, 200 sq.m.
Sea Distance: 5.000 meter	**Kitchen**: Open kitchen
Box: Single, 25 sq.m.	


Prestazione energetica globale
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
Meno efficente
X
EDIFICIO
A ENERGIA
QUASI ZERO
CLASSE
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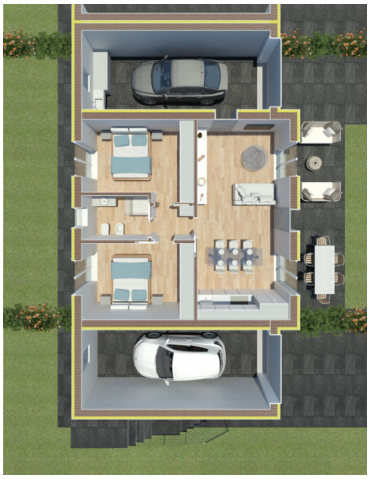

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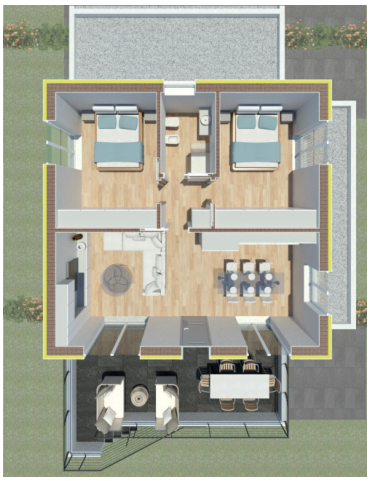

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