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

Villa
Desenzano del Garda
€ 1.650.000
Ref. 33091035-477

450 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8

ref. EB 33091035-477

Villa "Pied dans l'eau" in the center of Desenzano del Garda.

In an exclusive lakefront location we offer a Villa with a large swimming pool and a comfortable relaxation area in a highly prestigious Resort.
The privacy and confidentiality that an important villa like this deserves is guaranteed by being positioned high above the beautiful promenade that leads to the historic center a few minutes walk away.

Desenzano del Garda, the "City of the lower lake", offers the opportunity, in addition to enjoying wonderful periods of relaxation on the lake, also of all the services within easy reach all year round such as starred restaurants, primary boutiques etc...

The Villa measures 350 m2 of floor space, is spread over 3 floors and is sold furnished as per the photo shoot.
The ground floor hosts a generous living room, equipped with a kitchen with "boat" furniture and an important table with a rotating platform to guarantee each guest the exclusivity of being able to dine while enjoying the enchanting view of Sirmione and the Gulf of Desenzano, completely overlooking the lake and the large terrace to enjoy the suggestive scenarios that the lake offers depending on the time of day; the courtesy bathroom completes the floor.
Access is direct to the magnificent shared swimming pool with hydromassage and sun loungers area; the very high quality context is composed of only 6 units, all very large.
Being able to take advantage of such a service without having to deal with it personally is an important plus for those who just want to enjoy their stay without having to think about management duties.

On the first floor we find another living room with an enchanting view of the lake, equipped with a kitchen, billiard table and a second equipped kitchen (for different needs this area of the house could be transformed into two additional double bedrooms with bathroom).
On the same floor continues the sleeping area with two double bedrooms and a generous bathroom with a hydromassage tub and high quality accessories. There is a project to obtain one or two double bedrooms on the same floor in place of the living area if necessary.
In the basement we find large play areas and guest area, as well as a laundry room and 80 m2 garage with electric sectional door.

Equipment: Daikin air conditioners - video intercom - alarm system - safe - automatic dehumidifier - Bose Dolby surround system - thermal insulation - insulated roof.

All the rooms enjoy the charm of breathtaking and enchanting views.
Convenient boat storage adjacent.

DESENZANO DEL GARDA
On the southern shores of Lake Garda, fanned out on the first circle of the morainic amphitheatre, Desenzano is a charming town and pleasant seaside resort. An excellent starting point for trips and excursions, Desenzano has an artistic, historical and archaeological heritage that has its roots in Roman times.

In recent decades, Desenzano has also become the most renowned resort on Lake Garda for its vitality and entertainment, thanks to a wide and varied presence of restaurants, bars, disco bars and discotheques. The city also offers the possibility of practicing all water sports (especially windsurfing, sailing and diving..) and there are riding stables and tennis and golf courses.
Desenzano is a tourist destination for everyone: from families with children to couples on a romantic getaway, from young people to seniors.

Certification

Energy Class: D

Property details

Address: Via Tommaso dal Molin, 45	**Bedrooms**: 3
Bathrooms: 3	**Rooms**: 8
State of Preservation: Excellent	**Level**: Ground Floor
Total Floor: 3	**Indipendent heating**: Indipendent
Suitable for Students: Yes	**Year built**: 2012
Current Status: Free for the notarial deed	**Building Costs**: € 160
Terrace: Present	**Garden**: Common
Sea Distance: 5 meter	**Kitchen**: Regular Kitchen
Box: Quadruple, 80 sq.m.	**Pets Allowed**: Yes

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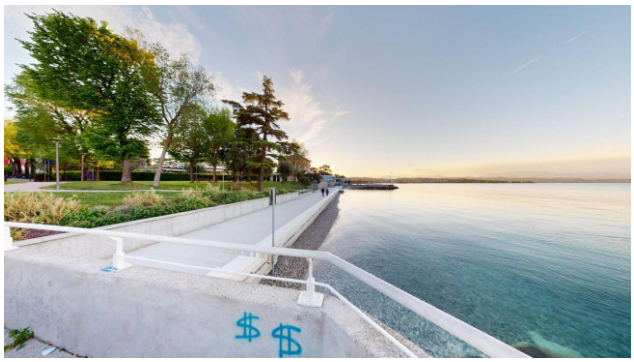

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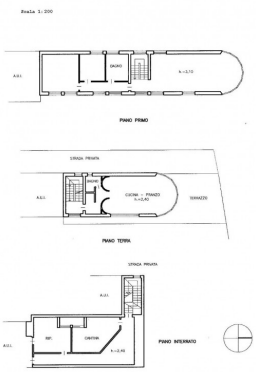

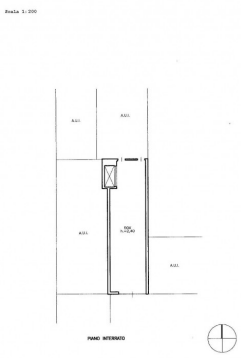

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