



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in Desenzano del Garda (BS) Via Dal Molin 1

Dream villa directly on the lake

Unique of its kind, located just a few hundred metres from the centre of Desenzano d/G with all its services and from the port, set in an elegant context with private and independent access, we propose exclusive lakefront property with magnificent views and access to the swimming pool of the elegant adjacent complex. The property, of great prestige and importance, has a stupendous and exciting view of the lake. The house is on two floors above ground plus a basement area directly connected to the garage, which is suitable for 3 or more cars. The house consists on the ground floor of a first living area with an open kitchen overlooking the large terrace and the lake through the floor-to-ceiling window, a service bathroom, a utility room with technical room. The internal staircase leads to the upper floor, where there is another large living area with an open kitchen and another window through which to admire the beautiful view of the lake, a hallway with two bedrooms and another large bathroom. Possibility, through a slight renovation, to create a third or fourth bedroom and a third bathroom. Internal stairs lead to the basement where we find a hallway area, a laundry and storage room, a large cellar and the large garage suitable for 3 or more cars. High-quality finishes and ample light characterise the dwelling in addition to its unique location and view of the lake. Superb common area for the large swimming pool with hydro-massage pool and bisazza tile covering and sunbathing area. Safety box, Daikin air conditioner, automatic dehumidifier, alarm system and provision for external video surveillance. Unique property in terms of type and location. We remain available for further information on request.

INFORMATION

Ref.	Lago di Garda
Type	Sale
Category	Villa
Price	1,890,000.00
Annual Expense	1,500.00 EUR
Year	2011
Energetic Class	D 104.96

NUMBER

Rooms	4
Bedrooms	3
Bathrooms	2
Balconies + Terraces	1
Floor	Ground floor
Car Space	
Box	3

SQUARE METERS

Commercial	320
Garden	
Cellar	
Balconies + Terraces	40
Attic	
Tavern	
Box	80

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Lake
View	Lake View	Orientation	North West South East	Free Sides	3
Garden	Common	Furniture	Possibility	Type living	Living room



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Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Floor heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	New
Blind	PVC Blinds	Floors Living Room	Porcelain	Floors Bedrooms	Parquet
Floors Kitchen	Parquet	Floors Bathroom	Parquet		

ACCESSORIES

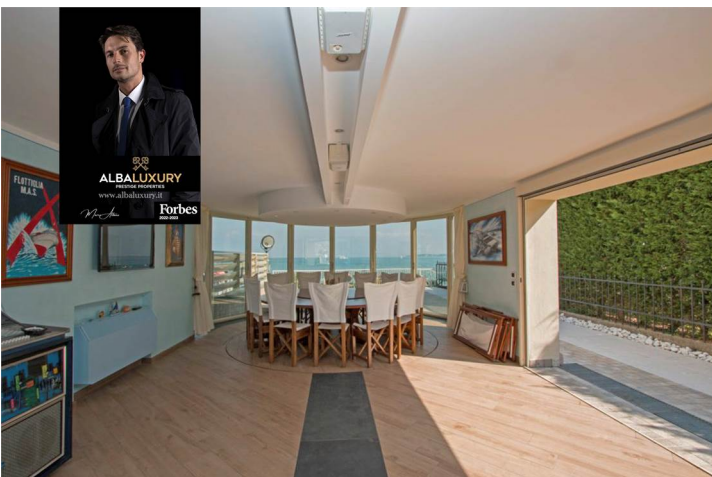
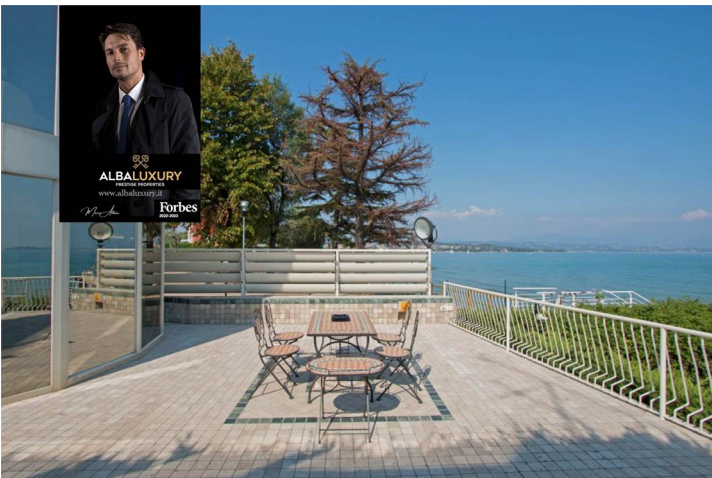
Antitheft	Air conditioning	Fireplace	Chimney flue	Safe
Electric gate	Double glazing	Home automation system	Satellite system	Window bars
Separate entrance	Condominium park	Car passage	Footpath	Swimming pool
Armoured door	Concierge / Caretaker	Data network	Storage room	Electric shutters
Outdoor tables	Veranda	Video intercom	Video surveillance	Flyscreens

IMAGES



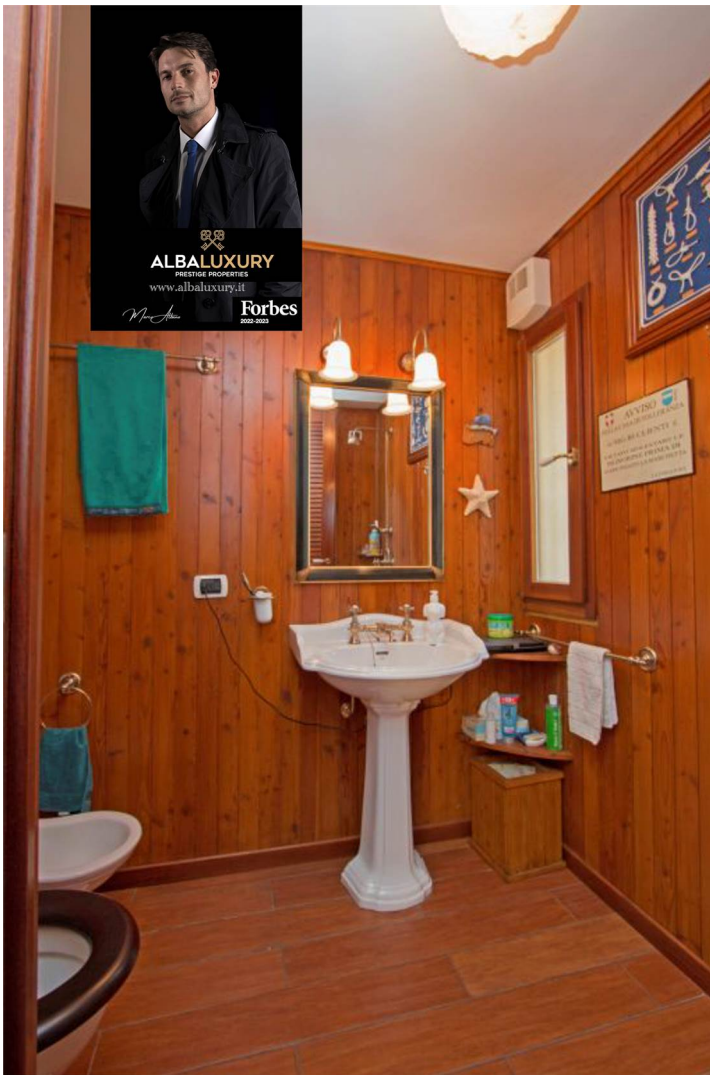


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