



Single villa very close to the lake

Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,035,357.06

Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Lombardy
Πόλη:	Desenzano del Garda
Δημοσιεύθηκε:	31/03/2026

Περιγραφή:

A few steps from the shores of Lake Garda, in the picturesque and reserved setting of Punta Gro, we offer for sale an elegant single villa set in a quiet residential context, ideal for those who want privacy, comfort and quality living in one of the most appreciated areas of the lower lake.

The property, characterized by well-kept finishes and spacious and bright rooms, is spread over several levels, offering a functional distribution of spaces suitable both for daily life and for the reception of guests. On the ground floor opens a refined living area, enhanced by large openings that give natural light and continuity with the outside. The cozy and well-distributed living room overlooks a livable porch, perfect for outdoor dining, summer dinners and moments of relaxation in total privacy. The separate and functional eat-in kitchen provides practicality and comfort, completing the living area along with a convenient guest toilet. Also on the same level we find a spacious master bedroom with walk-in closet and an elegant bathroom equipped with a Jacuzzi, designed to offer a private and relaxing environment.

An elegant internal staircase leads to the first floor, where the sleeping area consists of two bedrooms, both served by a balcony, a large bathroom and a large panoramic terrace, ideal for enjoying moments of tranquility outdoors and the pleasant atmosphere of the surrounding context. Completing the floor is a practical storage room used as an ironing room and a large multipurpose room, extremely versatile, perfect as a studio, fitness area, hobby room or additional sleeping space.

The basement represents a real added value: a spacious tavern of about 70 square meters with fireplace and kitchen, ideal for conviviality and moments in company, flanked by a hobby room, cellar, laundry



bathroom and a large garage of about 90 square meters that can comfortably accommodate several cars, as well as motorcycles and bicycles.

The property stands out for its strategic location, in a reserved and well populated area, a short distance from the lake and the main services, which can be easily reached also by bicycle or with a pleasant walk. Completing the offer is the possibility of building a swimming pool in the front part of the building, further enhancing the outdoor spaces and increasing living comfort.

An ideal solution both as a main residence and as a level vacation home on Lake Garda, perfect for those seeking independence, large spaces and a quality context.

Amenities

The villa is distinguished by its high level of comfort and the quality of the plant equipment. All rooms are served by an efficient air conditioning system that guarantees optimal conditions in every season of the year, ensuring well-being and livability in every room of the house. The heating system is autonomous, offering the possibility of independent and personalized temperature management, with particular attention to energy efficiency and consumption containment.

The outdoor spaces are equally well-kept and functional: in fact, the garden is equipped with an automated irrigation system, ideal for keeping the greenery always in perfect condition with maximum convenience. In terms of safety and convenience, the property is equipped with video intercom installed on each floor, allowing for easy access control and immediate communication between the different levels of the house.

Completing the property is a charming tavern, a cozy and versatile environment, enriched by the presence of a fireplace that creates a warm and convivial atmosphere, perfect for relaxing moments with family or hosting friends in an intimate and private setting.

Overall, the villa represents a complete living solution, designed to offer comfort, functionality and quality of life in every detail

Location

Sirmione is one of the most fascinating and recognized resorts on Lake Garda, famous for its perfect balance of history, nature and quality of life. Situated on a picturesque peninsula that extends into the waters of the lake, it offers unique scenery and views of great beauty, making it a popular destination both nationally and internationally. The historic center, dominated by the Scaliger Castle and the renowned Grotte di Catullo, is the cultural heart of the resort, enriched by restaurants, boutiques, and pedestrian paths overlooking the lake.

In addition to its historical charm, Sirmione is known for its thermal baths, among the most important in Italy, and for the wide range of services, infrastructure and activities that make it livable throughout the year. The presence of bicycle paths, equipped beaches and green areas contributes to an ideal setting for both permanent residence and tourist stay.



Within this context is the area of Punta Grò, located in the quietest and most reserved part of Sirmione, on the border with Lugana. This area is particularly appreciated for its relaxed atmosphere, far from the traffic and liveliness of the historic center, but still well connected to the main services and communication routes. Punta Grò is characterized by wide green spaces, bicycle and pedestrian paths, and direct access to the lake, with beaches and nature areas that make it ideal for those who love living in contact with nature.

The area is also in high demand for the quality of life it offers: well-kept residential settings, tranquility and privacy, combined with the convenience of having nearby stores, restaurants and essential services. The strategic location also makes it easy to reach Desenzano del Garda and Peschiera del Garda, as well as the highway entrance, making Punta Grò an ideal choice both for those looking for a first home and for those who want a vacation property.

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	270 τ.μ
Μέγεθος αυλής:	280 τ.μ
Floor Number:	3

Room details

Total rooms:	8
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Lease terms

Date Available:

Επιπλέον πληροφορίες

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Contact information

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