



## Elegant end-unit property with lake view and swimming pool

### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 369,000

### Location

Pays:	Italie
État/Région/Province:	Lombardie
Ville:	Desenzano del Garda
Soumis:	20/03/2026

### Description:

In the evocative setting of Lake Garda, we are pleased to present for sale an elegant end-unit property arranged over two levels, featuring a beautiful lake view, panoramic swimming pool and a recently converted sports area now offering a modern pickleball court, all set within a particularly well-maintained and private residential environment.

Free on three sides, the property stands out for the harmonious connection between indoor and outdoor spaces, as well as for the relaxed and peaceful atmosphere it offers, ideal for those seeking moments of tranquillity and convivial living in one of the lake's most appreciated locations.

The entrance leads into a welcoming and well-organised interior where the kitchen flows naturally into the bright living area, creating a functional and sociable space suited both to everyday living and leisure time. The generously proportioned living room opens to the outside through large glazed surfaces that enhance natural light and lead to the covered porch, an ideal setting for outdoor dining, summer evenings and relaxing moments surrounded by greenery.

From the porch there is direct access to the private-use garden set within the shared green surroundings, a well-kept and discreet outdoor space that ensures a pleasant continuity between the home and the natural landscape, offering charming glimpses and a genuine sense of wellbeing.

The sleeping area, reached via a solid masonry staircase, offers comfortable and versatile rooms. The



main bedroom, enhanced by a practical mezzanine level, features a distinctive and functional layout, while the second bedroom, spacious and bright, is perfectly suited to accommodating family members or guests while maintaining an airy and comfortable feel.

Both bedrooms enjoy a pleasant outlook towards the lake and the pool, contributing to a relaxing and evocative atmosphere throughout the day.

The bathroom, updated over time, is presented in very good condition and integrates coherently with the overall character of the property.

The residential complex provides a well-kept and private setting, with common areas consistently maintained and services designed to ensure comfort and tranquillity for residents. The poolside relaxation areas represent the perfect place to enjoy sunny days in complete privacy within an orderly and pleasant environment.

The property is offered fully furnished, allowing for immediate use without the need for further investment, a feature that also enhances its appeal from an investment perspective.

An ideal solution both as a holiday home and as a sound investment opportunity, this property offers the chance to fully experience the unique charm of Lake Garda, with beaches, amenities and the main attractions all within easy reach.

An elegant retreat, perfect for those wishing to combine relaxation, privacy and quality of life in one of the most sought-after locations on the lake.

## Amenities

The property stands out for its functional features and technical solutions designed to ensure a practical and comfortable living experience throughout the year. The systems, updated over time, allow for easy and immediate management of the living spaces, making the home ready for use from the very first day.

The gas-powered heating system provides efficient and well-distributed warmth during the winter months, contributing to a welcoming atmosphere even in cooler periods. The internal layout promotes a natural sense of balance and continuity, enhancing everyday livability and allowing for flexible use of the spaces.

The property's features have been designed to ensure practicality and ease of use, enabling a functional management of the interiors both for extended stays and for seasonal use. The overall combination of technical systems and spatial organisation contributes to a smooth and comfortable living experience, without the need for immediate improvements.

From an energy perspective, the unit benefits from an efficiency level consistent with its construction period, resulting in steady indoor comfort and a sustainable approach to consumption over time. This aspect, combined with the overall practicality of the home, makes the property particularly appealing both for personal use and as an investment opportunity.



Overall, the property represents a well-balanced and functional solution, combining everyday comfort, ease of management and long-term practicality, perfectly suited as a holiday residence or as a property intended for tourist rental.

## Location

The property enjoys a particularly strategic yet private position within the municipality of Padenghe sul Garda, one of the most sought-after locations on the Brescia side of Lake Garda, appreciated for its high residential quality, livability and long-term real estate value. For years, this area has represented a benchmark for those wishing to experience the lake in an authentic way, combining tranquillity, scenic surroundings and easy access to essential services.

Set within a peaceful residential area surrounded by greenery, the property benefits from an ideal balance between privacy and convenience. Its location allows for quick access to the lake and the main beaches, perfect for relaxing moments, lakeside walks or outdoor activities, as well as to the village centre, where a full range of services, restaurants, shops and hospitality facilities can be found.

Thanks to its proximity to the main road connections, the property offers easy links to Desenzano del Garda, Salò and the other renowned destinations around the lake, as well as relatively fast access to the cities of Brescia and Verona. This aspect makes the location particularly appealing both for year-round living and for seasonal stays throughout the year.

The area is also valued for its scenic walking paths, cycling routes and nature trails, elements that further enhance the quality of life and the overall attractiveness of the setting. The balance between natural surroundings, services and accessibility represents one of the key strengths of this location.

This position is ideally suited both for use as a leisure residence and as a property investment focused on the tourist rental market, thanks to the consistently strong appeal of the area and the well-established international demand associated with Lake Garda.

## Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	98 m <sup>2</sup>
Dimesions du lot:	150 m <sup>2</sup>
Floor Number:	2

## Room details

Total rooms:	3
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## Lease terms

Date Available:

## Information additionnelle



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<https://www.imlix.com/fr/>

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Lien URL du site web:

[http://www.arkadia.com/WLCC-T2569/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2569/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

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