



## Two-room apartment with private garden and open green view

### Information de l'agent

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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 246,432.5

### Location

Pays:	Italie
État/Région/Province:	Lombardie
Ville:	Desenzano del Garda
Soumis:	08/04/2026

### Description:

Within a well-maintained residence, just a few minutes walk from the lake and beaches, we offer for sale a ground-floor apartment with private garden, a particularly versatile solution, perfect both as a vacation home and as an income investment.

The context in which the property is inserted is characterized by order, care of common spaces and a pleasant presence of greenery, elements that contribute to create a quiet and well livable environment, without sacrificing the convenience of nearby services. The unit enjoys particularly open views of the surrounding landscape, an increasingly rare element that provides natural light, visual depth and a real feeling of privacy.

The living area is developed into a cozy and functional space, rationally organized and with direct access to the outdoor space. The latter represents one of the real strengths of the property: an area usable throughout the warm season, ideal for outdoor dining, moments of relaxation or simply to experience the house more fully.

The kitchenette is practical and well integrated, designed for convenient daily use without wasting space. The internal distribution allows for easy and immediate room management, making the property suitable both as a first home and as a leisure solution.

The sleeping area houses a spacious and well-lit master bedroom, capable of ensuring comfort and



functionality. The bathroom, windowed and of generous size, represents a concrete added value, offering a comfortable and easily organized space.

The property has recently undergone improvements, including the replacement of the exterior windows and doors, which contribute to better thermal and acoustic insulation and an overall increase in living comfort. Some of the furnishings have also been updated, allowing the apartment to be perceived as a ready-to-use solution without the need for immediate interventions.

To complete the property we find a private covered parking space, an increasingly relevant element in daily management and particularly appreciated for practicality and safety, as well as a cellar, ideal as an accessory space for storage and organization.

The location represents one of the main points of balance of the property: a quiet context, surrounded by greenery and away from the most crowded areas, but at the same time convenient to reach services, connections and the main lake resorts.

This is a solution designed for those seeking quality of life, ease of use and a relaxing environment, without sacrificing functionality. A concrete, well-maintained and consistent property, capable of meeting the needs of those who want a home to live in right away, with balanced spaces and a context that really makes a difference.

## Amenities

The property has recently undergone a series of targeted improvements aimed at enhancing overall comfort and liveability. In particular, the external window frames have been replaced with aluminium double-glazed units, providing improved thermal and acoustic insulation and contributing to a quieter, more energy-efficient environment throughout the year. Part of the furniture has also been updated, giving the apartment a more contemporary feel and making it ready to move into with no immediate work required.

The heating system is autonomous, gas-powered and distributed via radiators, allowing for independent control of consumption and precise temperature management, ensuring comfort and flexibility year-round.

The internal finishes are practical and durable: porcelain stoneware flooring offers a hard-wearing and low-maintenance solution, suitable for both everyday living and long-term use.

Additional features include insect screens on all windows, a practical detail that significantly improves comfort during the warmer months. The property also benefits from an external awning, allowing the outdoor space to be enjoyed comfortably even during the hottest part of the day.

A safe is also installed, a discreet yet useful feature for storing personal belongings securely.

The property further includes a covered parking space, highly valued for its convenience and protection, as well as a cellar, ideal as additional storage and for everyday organisation.



Overall, these features make the property a solid and functional solution, ideal for those seeking a home that is immediately usable, practical to manage and comfortable to live in.

## Location

The property is set within a well-maintained and peaceful residential complex, in a highly strategic position just a short walk from the beach and only 2 minutes on foot from the centre of Lugana, where you will find bars, restaurants, a supermarket, local services and boat rental facilities.

The area is characterised by a pleasant and orderly environment, with greenery and open views that provide a good sense of privacy and tranquillity, while still being perfectly connected to all essential amenities.

Proximity to the lake is one of the key advantages: the ability to reach the beaches on foot allows you to fully enjoy the area without the need to use a car, making this location ideal both as a holiday home and as a primary residence.

From the residence, the main attractions of the area are easily accessible, including the renowned Ca' dei Frati winery, the Sirmione peninsula, Chervò Golf Club (approx. 5 minutes by car), the Sirmione thermal baths, the Grotte di Catullo and the Scaligero Castle. Major theme parks such as Gardaland (approx. 10 minutes) and Caneva World (approx. 12 minutes) are also within easy reach.

The location is also convenient for transport: Desenzano del Garda railway station provides connections to Verona in approximately 30 minutes by train (or 20 minutes by car), while Milan and Venice are easily accessible both by road and rail.

Finally, Verona Villafranca Airport is only about 20 minutes away, making the property easily reachable for international clients.

A well-rounded and functional location that combines proximity to the lake, tranquillity and excellent accessibility, making it ideal both for personal use and as an investment.

## Commun

Chambres:	1
Salle de bains:	1
Pied carré fini:	60 m <sup>2</sup>
Dimesions du lot:	60 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	2
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## Lease terms

Date Available:



## **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/WLCC-T2606/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2606/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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