



## Make Your Villa Unique on Lake Garda



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 982,286.33

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Lombardy
Plaats:	Desenzano del Garda
Geplaatst:	18-08-2025

### Omschrijving:

Located in the beautiful Punta Grò area of Sirmione, this villa is an architectural gem designed to blend seamlessly with the surrounding landscape. Currently, the villa offers a gross internal area of just over 60 square meters, but it is being sold with an approved renovation project that aims to expand the area to over 140 square meters. This renovation plan aims to create a contemporary and attractive environment while maintaining the simplicity and elegance that characterize the original structure.

The layout of the spaces has been carefully designed to ensure maximum comfort and functionality. The project includes a new distribution of the interior spaces, with a spacious and bright living area that opens directly onto the garden and pool. Large windows allow natural light to flood the interior, creating a warm and welcoming atmosphere.

The pedestrian entrance has been strategically repositioned to provide more functional access to the property, leading directly to the pool area. The choice of materials for the exterior cladding will give the villa a natural and elegant look, perfectly in harmony with the surrounding environment. Various customization options are available to adapt the exterior cladding to the individual tastes of future owners.

The existing volumes of the villa maintain a traditional appearance, while the new volumes of the entrance and rear bathroom feature more modern and innovative lines. The project also includes a porch on the eastern side, designed to host an outdoor dining area, ideal for enjoying meals al fresco during the warm season.



The outdoor spaces are equally well-designed, with a private garden surrounding the property, enriched with local plants and flowers that create an oasis of tranquility and natural beauty. The private pool, centrally located in the garden, is the perfect place to cool off and relax during hot summer days.

This villa offers a unique opportunity: to purchase it in its current state and customize it according to your own desires and needs, taking advantage of the approved renovation project.

## Amenities

The villa will be equipped with a range of features designed to ensure maximum comfort and quality of life, as outlined in the renovation project. The private pool, located in the heart of the garden, is perfect for cooling off during hot summer days. Surrounded by a spacious sunbathing area with loungers, it offers an ideal place to relax and enjoy the sun in complete privacy.

The private garden is a true green paradise, enriched with local plants and flowers that contribute to creating a serene and natural environment. The ample green spaces are perfect for spending time outdoors, organizing lunches and dinners with friends and family, or simply enjoying the tranquility of the place.

The villa features a porch on the eastern side, designed as an outdoor dining area. This space is ideal for summer dinners and convivial moments, offering shelter from the sun and a cozy place to enjoy evenings outdoors.

The interior of the villa, according to the project, will be characterized by a modern and functional design. The living area will be spacious and bright, with large windows that allow natural light to illuminate the entire space. The kitchen will be large and separate from the living area, ideal for those who love cooking and organizing dinners with company.

The bedrooms will be spacious and comfortable, designed to ensure maximum relaxation and privacy. The bathrooms, modern and equipped with all amenities, will complete the sleeping area, offering elegant and functional spaces.

## Location

The villa is located in Sirmione, in the picturesque area of Punta Grò, just 100 meters from the beautiful shores of Lake Garda. This privileged position offers breathtaking panoramic views and direct access to the crystal-clear waters of the lake, making the property ideal for lovers of water activities and nature.

Punta Grò is one of the most sought-after areas of Sirmione, known for its tranquility and the beauty of its landscape. The proximity to the lake allows you to enjoy spectacular sunsets and long walks along the shore. The strategic location of the villa ensures easy access to the main services and attractions of the area, while offering the peace and privacy of an exclusive residence.

Sirmione is a town rich in history and culture, famous for its thermal baths and its medieval castle. The historic center, with its picturesque streets and typical restaurants, is a fascinating place to explore. The



Sirmione thermal baths, known since ancient times for their beneficial properties, offer a unique experience of relaxation and well-being.

The location of the villa allows easy access to other renowned locations around Lake Garda, such as Desenzano del Garda and Peschiera del Garda, offering a wide range of leisure and entertainment opportunities. Sports enthusiasts can engage in various activities, from windsurfing to sailing, from fishing to cycling along the numerous bike paths in the area.

Moreover, the villa is well connected to the main transport routes, allowing easy access to the cities of Verona and Brescia, as well as Verona airport, located a short distance away. This accessibility makes the villa an ideal choice for those seeking a second home for vacations or a prestigious real estate investment.

## Algemeen

Slaapkamers:	3
Badkamers:	3
Afgewerkte vierkante meter:	160 m <sup>2</sup>
Lot Afmeting:	1000 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	4
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## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/WLCC-T2279/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2279/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: sv-6464

