



## Elegant property with private pool

### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 991,560.01

### Localização

Country:	Itália
State/Region/Province:	Lombardy
Cidade:	Desenzano del Garda
Adicionado:	19/03/2026

#### Informação adicional:

In the heart of Polpenazze del Garda, in a quiet and reserved location but at the same time extremely convenient to the historic center and the main services of the town, we offer for sale a modern semi-detached villa with private swimming pool and striking panoramic views of Lake Garda.

The house, recently built and maintained in impeccable condition, has been designed with particular attention to the construction quality, functionality of spaces and brightness of the rooms. The villa is spread over a total of three levels, two of which are above ground, offering spacious and well-distributed rooms, ideal both as a main residence and as an elegant vacation home on the lake.

On the ground floor one is greeted by a bright open-plan living area characterized by large windows that allow natural light to enhance the interior spaces and create a pleasant continuity between indoors and outdoors. The living room, with dining area and open kitchen, opens directly onto the covered porch, a perfect space to spend moments of relaxation or organize outdoor lunches and dinners during the warm season. From here there is access to the private garden that houses the in-ground swimming pool and sunbathing area, ideal for fully enjoying summer days in total privacy. On the same level there is also a windowed bathroom with shower, practical and functional for the living area.

The upper floor is entirely dedicated to the sleeping area, designed to ensure comfort and tranquility. Here we find three bedrooms and two bathrooms. A single bedroom, which is also ideal as a study or guest room, a spacious master bedroom with direct access to the private terrace from which you can admire a pleasant view of the lake, and a refined master bedroom equipped with an en suite bathroom



with a Jacuzzi tub. Both main rooms also have access to covered, livable terraces that provide a splendid panoramic view of the surrounding landscape and lake.

Descending to the basement level is a large tavern with fireplace, a cozy and versatile space perfect for convivial moments with friends and family. On this level we also find a second kitchen, a large bathroom with shower and a multipurpose room that can be easily adapted to a guest room, private gym, study or hobby area, offering further flexibility to the spaces of the house.

The property also stands out for its high energy efficiency and modern technological equipment. In fact, it is equipped with a new boiler, underfloor heating, quality fixtures with excellent thermal and acoustic insulation, and air conditioning system present in all rooms of the house, ensuring living comfort all year round.

A single garage and an additional parking space within the private courtyard complete the property, offering convenience and comfort for guests as well.

## Amenities

The villa was built with attention to construction quality and living comfort, integrating modern solutions and selected materials that ensure safety, efficiency and functionality.

On the ground floor there are wooden casement doors with an armored lock, which offer a good level of protection while maintaining an elegant aesthetic. All the windows and doors of the house are also equipped with gratings, an element that further increases the security of the property.

The home is served by an underfloor heating system, which ensures even heat distribution and high living comfort. There is also an air conditioning system in the main rooms, which is ideal for ensuring an optimal temperature during the warmer months.

The double-glazed windows and doors contribute to good thermal and acoustic insulation, while the large glass surfaces allow natural light to illuminate the interior spaces, making the rooms particularly bright and welcoming.

A design detail is found in the corridor of the sleeping area, where mini LEDs recessed into the floor have been installed, creating soft and refined lighting during the evening hours, enhancing the transition between rooms.

The property also features a fireplace in the tavern, a second kitchen in the basement, a private pool with sunbathing area, and covered porches and terraces, ideal for making the most of outdoor spaces during the warm season.

Single garage and parking space within the private courtyard complete the property, ensuring convenience and comfort for any guests as well. All these features contribute to make the property a complete, comfortable and functional living solution, suitable both as a first home and as a residence on Lake Garda.



## Location

The property is located in a quiet and well-kept residential context, characterized by villas and quality homes, ideal for those who want to live in a private and relaxing environment without sacrificing the convenience of services. In fact, the area offers a perfect balance between privacy, nature and everyday practicality, resulting particularly appreciated both by those who choose to live permanently on Lake Garda and those who are looking for a residence for leisure.

Within a short distance from the residence are numerous services and activities that make daily life simple and pleasant. In the center of the village there are typical restaurants, wine stores, bars and small local stores where you can discover the authentic flavors of the Garda area. There is also no shortage of supermarkets, essential stores and useful services for everyday life.

The surrounding area is also particularly appreciated for its natural beauty. The morainic hills surrounding Polpenazze del Garda offer splendid scenic routes ideal for walks, hikes, or bicycle rides among vineyards, olive groves, and picturesque landscapes. In fact, this area is renowned for the production of quality wines and is a perfect destination for those who love nature, food and wine and an outdoor lifestyle. For sports and leisure lovers, renowned golf courses are also located in the immediate vicinity, including some of the most prestigious facilities in the Garda area, as well as sports centers, riding stables and routes dedicated to cycling and trekking.

The location is also strategic for easy access to some of the best-known resorts on Lake Garda. Within a few minutes' drive you can reach Desenzano del Garda, Padenghe sul Garda, and Salò, localities famous for their marinas, beaches, scenic waterfronts, waterfront restaurants, and wide range of stores and services.

## Comum

Quartos de dormir:	3
Banheiro:	3
Pés quadrados acabados:	280 m <sup>2</sup>
Tamanho do lote:	400 m <sup>2</sup>
Floor Number:	2

## Room details

Total rooms:	5
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## Lease terms

Date Available:

## Informação adicional

URL do site:	<a href="http://www.arkadia.com/WLCC-T2559/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/WLCC-T2559/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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**Contact information**

IMLIX ID:

pv-999

