



## Wonderful head house in residence with swimming pool

### Emlakçı Bilgisi

|             |  |
|-------------|--|
| İsim:       | ArKadia  |
| Şirket Adı: |  |
| Ülke:       | United Kingdom   |
| Telefon:    |  |
| Languages:  | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 635,679.26 |

### Konum

|                      |            |
|----------------------|------------|
| Ülke:                | Italy      |
| Eyalet/Bölge/ Şehir: | Veneto     |
| Şehir/İlçe:          | Garda      |
| Yayınlandı:          | 15.03.2026 |
| Açıklama:            |            |

Welcome to a unique real estate opportunity designed for those who want the perfect balance of independence, ample space and the convenience of a prime location. We enthusiastically present this magnificent townhouse, a true gem that stands out for its completely independent entrance and generous corner garden, ideal for moments of relaxation in the open air, summer dinners with friends or for children to play in total safety and privacy.

Located in a quiet and well-served residential context, this property is designed to offer maximum comfort and functionality, distributed on several levels and enriched with details that enhance its value and habitability. The modern architecture blends harmoniously with the practicality of the spaces, creating a welcoming and refined environment.

As you enter the home, you will be greeted by a bright and spacious living room with open-plan kitchen, a fluid and convivial environment perfect for entertaining guests or enjoying family life. Large windows provide wonderful natural lighting and offer lovely views of the surrounding garden, creating a visual continuity between indoors and outdoors. This space is the perfect place to create precious memories, from preparing delicious dinners to sharing moments of pure relaxation.

The ground floor also houses the main sleeping area, designed to provide maximum privacy and comfort. You will find a comfortable master bedroom, a peaceful retreat where you can rejuvenate after a long day, and a versatile single room, perfect as a children's bedroom, private study or guest room. Completing this level is a modern and functional bathroom with all the necessary amenities.



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A distinctive feature of this property is the striking loft, a versatile and charming area that overlooks the living room. This additional space is designed to be an oasis of tranquility: imagine yourself immersed in reading a good book, or focused on your work in a stimulating and private environment. The loft, with its dedicated windowed bathroom, offers the flexibility to be used as a study, personal library, hobby room, or even a third bedroom if needed, always ensuring maximum functionality and privacy.

The basement reveals a world of possibilities and additional spaces designed to meet every need. The spacious tavern is the perfect place to organize parties, social evenings or simply to enjoy a cozy and informal environment. This multifunctional space can be transformed into a game room, home gym or private cinema, depending on your passions.

Adjacent to the tavern, you will find a practical laundry room, essential for the daily running of the house, and two other storage rooms.

A large double car garage completes the property.

## Amenities

The beating heart of the air conditioning system is the autonomous heating system, a solution that offers full independence and control over consumption. Complementing this, a state-of-the-art pellet stove, cleverly connected to a ducting system, distributes heat evenly throughout the rooms, creating a warm and welcoming atmosphere. This combination not only ensures optimal thermal comfort, but also contributes to a significant reduction in energy costs, thanks to the use of a renewable and highly efficient source such as pellets.

An additional distinguishing feature is the presence of new window frames, installed in 2023. These window frames, made of high-quality materials and equipped with high thermoacoustic performance, provide superior insulation, minimizing heat loss in winter and keeping rooms cool in summer.

The cottage is equipped with a centralized vacuum system, a convenience that raises the standards of domestic cleanliness and hygiene. Forget the clutter and noise of traditional vacuum cleaners: with strategically placed outlets in every room, cleaning becomes a quick, quiet and extremely effective task, helping to maintain a healthy, allergen-free environment.

Automation is another strong point, with electric blinds in the kitchen and bathroom offering convenience and optimal light and privacy control at the touch of a button. Velux roof window management is also fully electric, allowing the entry of natural light and ventilation to be adjusted with ease, improving living comfort and energy efficiency.

The meticulously landscaped planted garden is a true piece of paradise. Equipped with an existing irrigation system, it requires minimal maintenance and provides a lush green space where you can relax and enjoy nature

## Location



The property is located in Moniga del Garda, in Via Pergola, close to the main square of the town. A central and strategic location that allows you to walk to all the main services, such as stores, bars, restaurants, pharmacy and the historic center, without sacrificing a tidy and private residential context.

The proximity to the lakefront, the marina and the beaches of Moniga del Garda makes this solution particularly interesting both as a main residence and as a luxury residence on Lake Garda. The location allows you to experience the village in an authentic way, with the convenience of not having to use the car in everyday life.

Moniga del Garda one of the most appreciated areas for balance between centrality, tranquility and urban quality, factors that contribute to maintaining high real estate value over time

Moniga del Garda, on the Brescian shore of Lake Garda, is a charming resort in the Valtenesi valley that is ideal for a fine real estate investment. Known as the "City of Chiaretto" for its rosé wine, Moniga offers an authentic and refined atmosphere. Its location is strategic, close to Desenzano and Salò, but guarantees tranquility.

The village is dominated by the medieval castle, among the best preserved, with breathtaking views of the lake. A modern marina makes it possible to explore Garda or enjoy evocative sunsets. Beaches are wide and sunny, with bicycle and pedestrian paths among olive groves and PDO vineyards.

Choosing Moniga del Garda means embracing a unique lifestyle, where the magnificence of the landscape blends harmoniously with high-quality services and a first-rate cultural and food and wine heritage, consolidating its reputation as a rare and precious gem in the Lake Garda landscape. Its proximity to golf courses, wellness centers and nature trails makes Moniga the ideal choice for those who wish to combine the pleasure of nature with the exclusivity of a residential setting.

## Genel Bilgiler

|                   |        |
|-------------------|--------|
| Yatak odası:      | 2      |
| Banyo:            | 3      |
| Bitmiş metrekare: | 175 m2 |
| Arazi Büyüklüğü:  | 200 m2 |
| Floor Number:     | 2      |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 3 |
|--------------|---|

## Lease terms

Date Available:

## Ek Bilgiler

|                    |   |
|--------------------|---|
| Web Sitesi URL'si: | <a href="http://www.arkadia.com/WLCC-T2557/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/WLCC-T2557/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
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**Contact information**

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pv-996

