



## Elegant rustic cottage a stone's throw from Desenzano del Garda's lakefront

### 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 1,279,102.02 |

### Konum

|                      |                     |
|----------------------|---------------------|
| Ülke:                | Italy               |
| Eyalet/Bölge/ Şehir: | Lombardy            |
| Şehir/İlçe:          | Desenzano del Garda |
| Yayınlandı:          | 05.04.2026          |
| Açıklama:            |                     |

In the heart of Desenzano del Garda, in a strategic location a few steps from the lake and convenient to the center, we offer for sale a charming rustic with great potential, set in a reserved context but perfectly connected to the main services.

The property stands out for its authentic character and the typical charm of historic stone buildings, with architectural details that tell a story made of tradition and solidity. The property is developed on two main levels, plus a large basement cellar and an attic floor, offering generous and versatile spaces, ideal for the creation of a prestigious residence.

The interior spaces are characterized by important volumes and significant heights, increasingly sought-after elements that make it possible to enhance the brightness and design spacious living solutions, even with mezzanines or double-height areas. The large porch, developed at full height, represents one of the distinctive elements of the property, perfect for creating a scenic outdoor living area, ideal for moments of conviviality and relaxation.

Outside, the property is surrounded by a large exclusive green area, a valuable space that allows multiple possibilities for development. The garden lends itself perfectly to the creation of a beautiful swimming pool, as well as to the creation of outdoor areas dedicated to leisure, such as lounge areas, outdoor dining areas or impressive landscaped gardens.

The property is offered in its current unfinished state, thus offering total freedom to customize both



interior spaces and finishes. This feature represents a unique opportunity to design a tailor-made dwelling, capable of fully reflecting personal tastes and needs, with the possibility of making the most of each room.

Thanks to its privileged location, proximity to the lake and main services, combined with the timeless charm of the structure, this property represents a rare and valuable solution, ideal both as a main residence and as an exclusive vacation home.

A unique proposal, full of character and authenticity, perfect for those who are looking for a residence with a distinctive flavor, to be transformed into a home of absolute value in the heart of Lake Garda.

Cod: DV- 690

## Location

Desenzano del Garda is one of the most charming and lively resorts on Lake Garda, prized for its perfect combination of elegance, amenities and quality of life. Located on the southern shore of the lake, it represents a landmark for both those seeking a permanent residence and those who want an exclusive vacation destination.

The historic center, characterized by lively squares, charming alleys and panoramic views of the lake, offers a unique atmosphere, capable of combining the charm of tradition with a lively contemporary life. The old harbor, with its typical boats and bars overlooking the water, is one of the city's landmarks, perfect for relaxing walks and convivial moments.

Desenzano is also renowned for the quality of its services: schools, stores, restaurants, sports and health facilities make the city ideal for year-round living. The presence of the train station and the proximity to the highway exit guarantee quick connections with the main cities of Northern Italy, such as Verona, Brescia and Milan, making it a strategic solution also for those who travel frequently for work.

The lake is undoubtedly the undisputed protagonist: manicured beaches, well-equipped waterfronts and marinas offer numerous opportunities for leisure, from water sports to simple days of relaxation surrounded by nature. The mild climate, typical of Lake Garda, makes it possible to fully experience the outdoors for much of the year.

There is no shortage of cultural events, markets, demonstrations and a lively evening life that contribute to making Desenzano a dynamic and always attractive location. At the same time, it is possible to find quieter and more reserved areas, ideal for those seeking privacy and serenity.

Choosing Desenzano del Garda means living in an elegant and well-organized setting, where every detail contributes to a high-level living experience.

## Genel Bilgiler

|              |   |
|--------------|---|
| Yatak odası: | 3 |
| Banyo:       | 3 |



# IMLIX

IMLIX Gayrimenkul Pazarı

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

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Bitmiş metrekare: 520 m2  
Arazi Büyüklüğü: 400 m2  
Floor Number: 3

## Room details

Total rooms: 4

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/WLCC-T2603/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2603/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: dv-690

