

Desenzano Del Garda

## Modern living with historical flair!

Property ID: IT244921428\_1



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 1.000.000 EUR • LIVING SPACE: ca. 142 m<sup>2</sup> • ROOMS: 4**

Property ID: IT244921428\_1 - 25015 Desenzano Del Garda

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

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## At a glance

Property ID	IT244921428_1	Purchase Price	1.000.000 EUR
Living Space	ca. 142 m <sup>2</sup>	Commission	subject to commission
Rooms	4	Total Space	ca. 156 m <sup>2</sup>
Bedrooms	3	Equipment	Terrace, Swimming pool
Bathrooms	1		

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## Energy Data

Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.



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## The property



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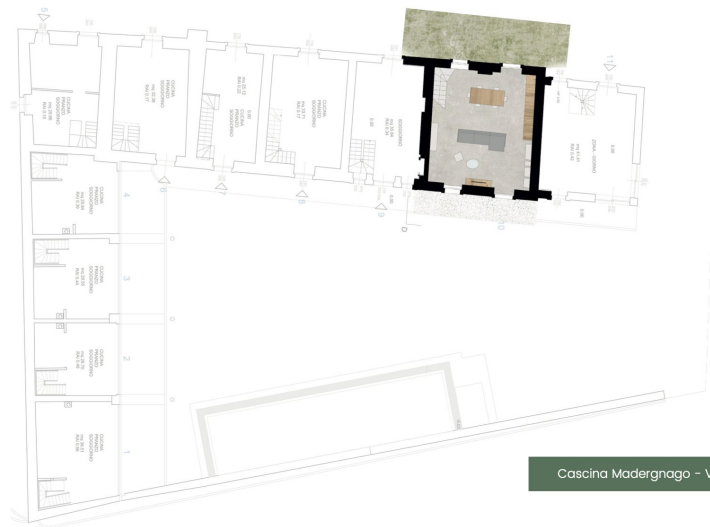
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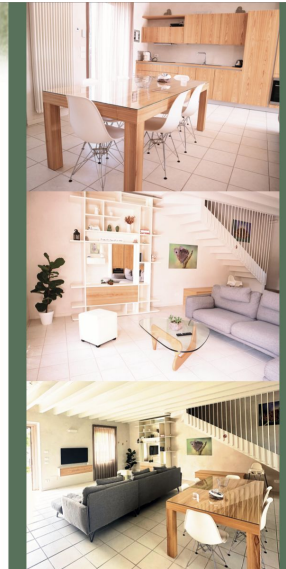
## Floor plans



Piano Terra - Villetta 9



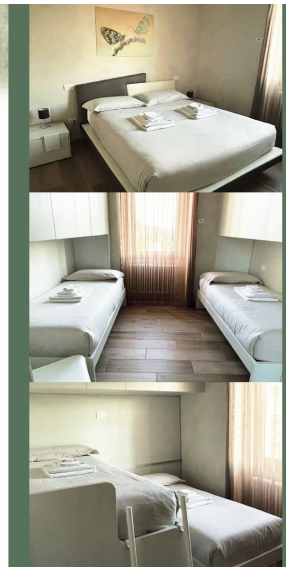
- La villetta cielo terra con tre camere da letto è distribuita su due piani.
- Living spazioso al piano giardino, un open space luminoso ed elegante arredato in ogni dettaglio, dai divani al televisore Sony, dalla zona pranzo alla cucina con elettrodomestici AEG, ideale per il relax e i momenti lieti da condividere in coppia, in famiglia o con gli amici.
- All'esterno una zona esclusiva, un patio aperto per piacevoli momenti di relax e socializzazione in totale privacy con vista giardino e zona pool, godendo dello splendore e riservato contesto.



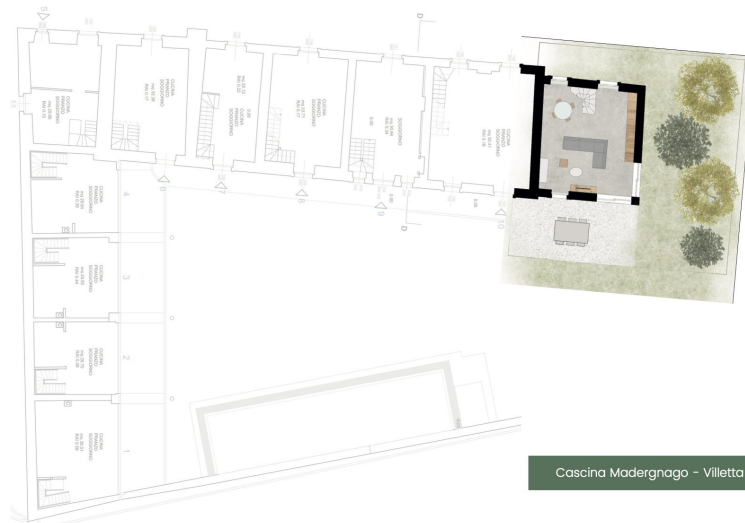
Piano Primo - Villetta 9



- La zona notte si sviluppa al piano superiore. Tre ampie camere da letto per un dolce riposo nel benessere del contesto tranquillo e di charme, con vista lago.
- Finiture di qualità e pregio in ogni ambiente, con colori caldi e naturali che, insieme ai dettagli raffinati, conferiscono alla casa un'eleganza senza tempo.
- Gestione completamente autonoma dell'abitazione, riscaldamento, condizionamento e domotica.





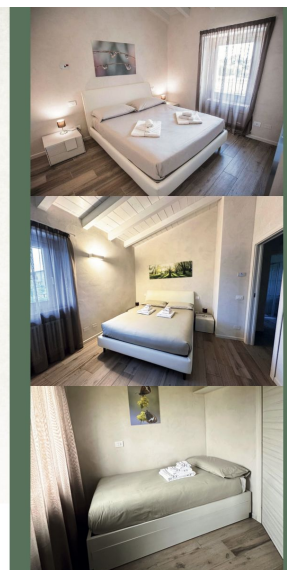


Cascina Madergnago - Villetta 10



Piano Primo - Villetta 10

- La zona notte si sviluppa al piano superiore. Tre ampie camere da letto per un dolce riposo nel benessere del contesto tranquillo e di charme, con vista lago.
- Finiture di qualità e pregio in ogni ambiente, con colori caldi e naturali che, insieme ai dettagli raffinati, conferiscono alla casa un'eleganza senza tempo.
- Gestione completamente autonoma dell'abitazione, riscaldamento, condizionamento e domotica.





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Welcome to the Cascina Madergnago in Desenzano del Garda, a prestigious vacation complex of only 11 units in a farmhouse dating back to 700 AD. Situated in the beautiful surroundings of the Parco Naturale del Monte Corno, quiet yet close to the town. Large, elegant rooms and original architecture are the special features of this split-level maisonette. Soak up the flair and sense of well-being, lean back and let your mind wander. Enjoy the sun and a glass of wine under the Italian sun on your terrace with a view of the beautifully landscaped pool and the well-maintained communal grounds. Let your vacation begin - what are you waiting for?

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## Details of amenities

Two 4-room apartments are for sale in this complex.

The furnishings are similar. More detailed description on request. The second 4-room apartment has approx. 128 m2 cadastral area/140.80 m2 commercial area and 33.35 m2 garden area. Price for this apartment is 760,000 euros plus utilities.

Kitchen appliances: Stove, oven, AEG microwave oven



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## All about the location

The Cascina Madergnago estate is located in the Parco Naturale del Monte Corno nature park. This park, established in 2006, extends over 514 hectares between Lonato, Desenzano and Lake Garda, on the Gulf of Padenghe. The landscape is characterized by rolling hills, small rural settlements harmoniously blended with forests. Surrounded by vineyards, olive groves and fields with enchanting views of Lake Garda. The park of Monte Corno gives the "Cascina Madergnago" complex a unique and enviable position, ideal for excursions on foot or by bike, directly from the front door and from a refreshing dip in the lake you are only about 400 meters away. The center of Desenzano del Garda, one of the most fascinating places on Lake Garda, is only 800 meters away. Desenzano del Garda, also known as the capital of Lake Garda, is one of the most important towns on the lake. It is located in the south-west of the lake and is easily accessible by plane, train or car. The town covers a fairly large area that includes beaches, parks, a Roman villa and shopping centers. The heart of Desenzano invites you to take romantic walks along the lakeshore. Stroll through the streets of the town center, visit boutiques and perhaps enjoy a delicious ice cream. All in all, Desenzano del Garda offers a mixture of history, nature and relaxation.

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## Contact partner

For further information, please contact your contact person:

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