

Desenzano Del Garda

# Modern architecture within historic walls!

Property ID: IT244921428\_3



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

PURCHASE PRICE: 410.000 EUR • LIVING SPACE: ca. 64 m<sup>2</sup> • ROOMS: 2

Property ID: IT244921428\_3 - 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

Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## At a glance

Property ID	IT244921428_3	Purchase Price	410.000 EUR
Living Space	ca. 64 m <sup>2</sup>	Commission	subject to commission
Rooms	2	Total Space	ca. 70 m <sup>2</sup>
Bedrooms	1	Equipment	Swimming pool

Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## Energy Data

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



Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## The property





Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## The property



Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## The property





Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## The property



Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## The property





Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## The property



Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## The property





Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## The property





Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## The property





Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## The property





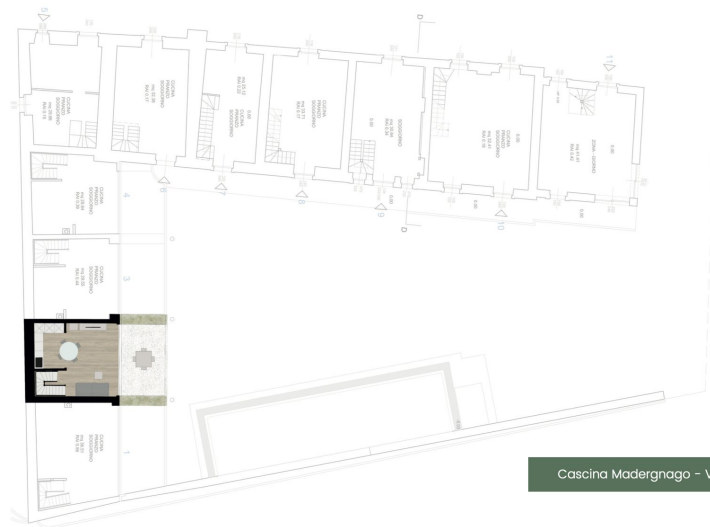
Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## The property



Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## Floor plans



Piano Terra - Villetta 2



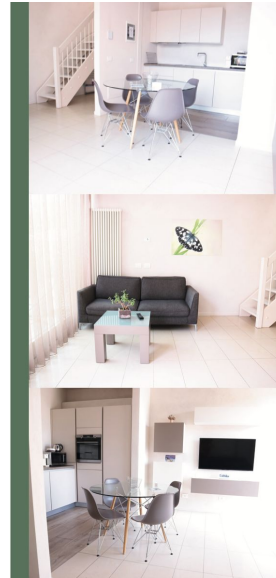
Piano Primo - Villetta 2



Piano Terra - Villetta 2



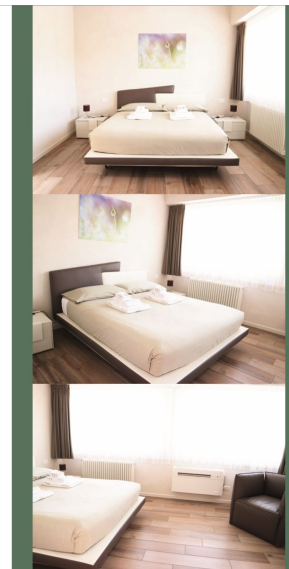
- La villetta cielo terra con una camera da letto è distribuita su due piani.
- Living spazioso al piano giardino, un open space luminoso ed elegante arredato in ogni dettaglio, dai divani al televisore Sony, dalla zona pranzo alla cucina con elettrodomestici AEG, ideale per il relax e i momenti lieti 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 splendido e riservato contesto.



Piano Primo - Villetta 2



- La zona notte si sviluppa al piano superiore. Una camera 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.

Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## A first impression

Welcome to the Cascina Madergnago, 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 maisonette. Soak up the flair and the feeling 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?



Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## Details of amenities

A two-bedroom apartment is for sale in this complex.

Fully furnished with a double bed with mattress, 1 built-in wardrobe, kitchen complete with appliances and crockery, wall cupboards in the hallway, curtains for all windows, indoor table with 4 chairs, outdoor table with 4 chairs, 49" Smart TV with stand, sofa and coffee table in the hallway.

Kitchen appliances: Stove, oven, AEG microwave oven

Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## 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.

Property ID: IT244921428\_3 - 25015 Desenzano Del Garda

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Largo Dante Alighieri, n.3 Salò

E-Mail: [salo@von-poll.com](mailto:salo@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

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