

San Felice del Benaco – Lombardei

## Beautiful villa with enchanting lake view

Property ID: IT23492576



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

RENT PRICE: 42.000 EUR • LIVING SPACE: ca. 288,5 m<sup>2</sup> • ROOMS: 9 • LAND AREA: 3.700 m<sup>2</sup>

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## At a glance

|                      |                          |
|----------------------|--------------------------|
| Property ID          | IT23492576               |
| Living Space         | ca. 288,5 m <sup>2</sup> |
| Rooms                | 9                        |
| Bedrooms             | 5                        |
| Bathrooms            | 4                        |
| Year of construction | 2010                     |
| Type of parking      | 5 x Other                |

|              |   |
|--------------|---|
| Rent price   | 42.000 EUR  |
| Commission   | Subject to commission                             |
| Total Space  | ca. 642 m <sup>2</sup>                            |
| Usable Space | ca. 360 m <sup>2</sup>                            |
| Equipment    | Terrace, Swimming pool, Sauna, Fireplace, Balcony |

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## Energy Data

|                                   |            |                            |                              |
|-----------------------------------|------------|----------------------------|------------------------------|
| Energy certificate<br>valid until | 10.07.2033 | Energy Certificate         | Energy demand<br>certificate |
|                                   |            | Final Energy<br>Demand     | 60.00 kWh/m <sup>2</sup> a   |
|                                   |            | Energy efficiency<br>class | C                            |



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## The property





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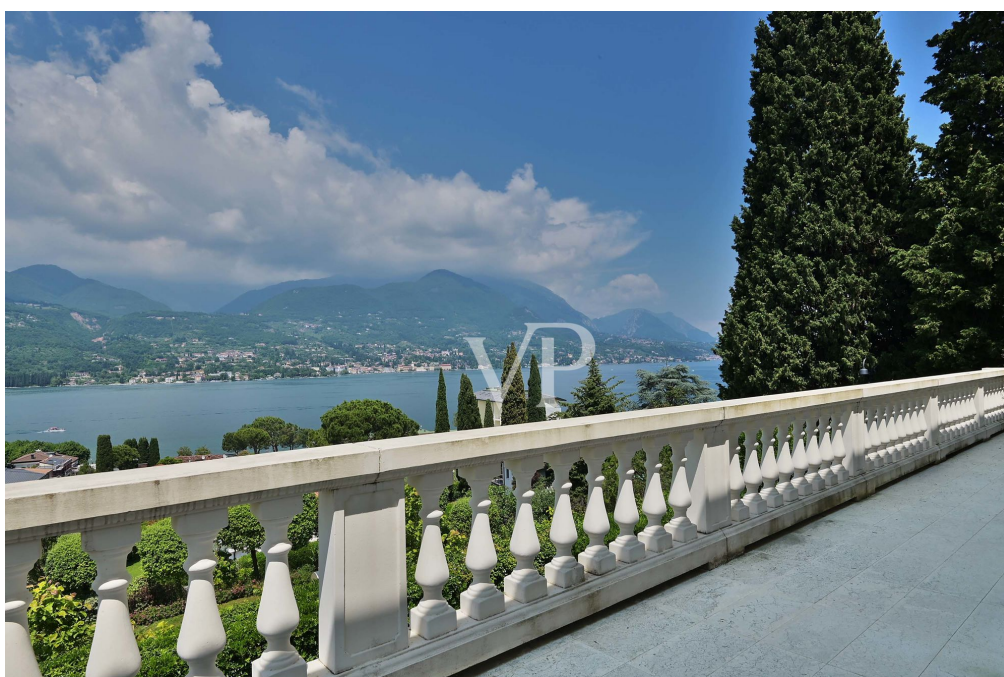
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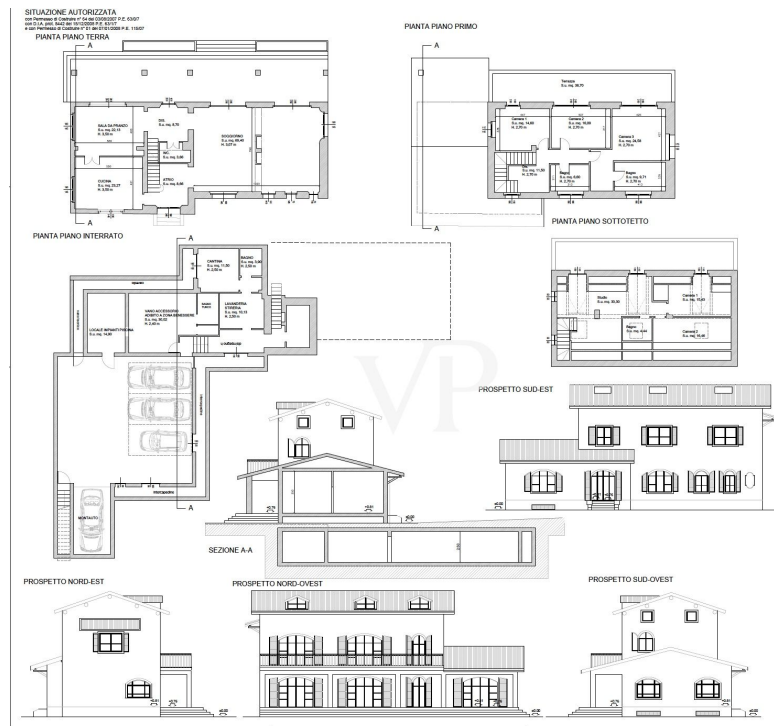
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## The property



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## Floor plans



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

Nestled in a beautiful park, this majestic villa has an enchanting view of the lake. The careful choice of materials make it unique. Jerusalem Gold marble with onyx inserts in the living area, Botticino marble outside, the master bathroom where Persian red marble was used and the spa, made of Travertine are just a few details that denote the great care that characterizes this villa.

The large outdoor pool is also equipped with a heating system.

Completing the property is an outbuilding that can be used for guests or service staff. The attention to detail can be felt as you enter the entrance gate, an elevator will take your cars to the lower level where you will also find the spa with an indoor pool and a large whirlpool area. The fitness area is very well equipped.

The first floor consists of a large living area, a dining room and the kitchen, as well as the majestic porch to enjoy pleasant moments admiring the lake and the towns before such as Salò, Gardone Riviera to the Gulf of Maderno.

On the second floor we find the bedroom with the master bathroom and two other bedrooms with related bathrooms.

All overlook a large balcony facing the lake.

The second floor consists of two rooms, one double and one twin, with bathroom. In the beautiful living room going up the stairs, you can relax watching TV or devote yourself to reading, choosing from a large library.

Words could never capture the beauty of the place. Only through a visit will the villa be able to convey to you the emotions of living here.

Maximum beds 10  
Rent for minimum period of 14 nights  
May € 2500 per night  
June and July € 3000 per night  
August € 4000 per night  
September € 3000 per night  
October € 2000 per night  
November € 1500 per night  
December € 3000 per night

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## Details of amenities

Furniture and artwork included

Solar panels for pool water heating

Outbuilding

Underfloor heating

Central air conditioning

Triple glazing

Home domotics

Swimming pool 15m x 7m

Fitness area

Spa area with swimming pool and hydromassage area, Turkish bath and shower

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## All about the location

### A Few Hints of History

Portese is a hamlet of the Brescia municipality of San Felice del Benaco, on Lake Garda. It first became a hamlet of San Felice by order of Napoleon, but the Austrians reversed the decision upon their arrival in 1815 with the Lombardy-Venetia Kingdom.

After the Unification of Italy, the town grew from less than six hundred to more than seven hundred inhabitants. It was Fascism that decided to suppress the municipality, reuniting it permanently with San Felice.

### Location and climate

San Felice del Benaco is located on the western shore of Lake Garda, about 35 km from Brescia. The municipality, which includes San Felice, Portese (which is about 1 km from the center of San Felice) and Cisano, is situated in the moraine hills in the middle of the Gulf of Salò and that of Manerba. The three villages have made up a single municipality since 1927. Near the village are three important mountains, Monte della Croce, Monte Campagnolo, and Monte Santa Maria. The climate is mild throughout the year and very comfortable. On beautiful spring days one can witness the triumph of nature in bloom, in summer the light breeze mitigates the high temperatures, autumn offers enchanting sunny days, and even in winter the temperatures remain pleasant.

### Entertainment

During the summer months of July and August, you can explore the surroundings of San Felice del Benaco with a tourist train. For cycling enthusiasts, an 18-km-long bike path stretches along the villages of San Felice del Benaco, Portese, and Cisano. The weekly market is held in San Felice on Wednesdays. Various events are organized throughout the year, such as movie nights, concerts, theater pieces, exhibitions, festivals, sporting events, and a rich program for the entertainment of children.

### Natural beauties in the surroundings

Garda Island, the largest island on the entire Lake Garda, belongs to the municipality of San Felice del Benaco. On the island is the luxurious palace of the Cavazza family, surrounded by beautiful Italian gardens and a rich forest consisting of cypresses, acacias, and pines. Guided tours of this breathtaking island are organized with the Cavazza family between April and October. Places of interest in San Felice are not few: the Baroque parish church of San Felice with its 18th-century frescoes, the ruins of the castle of San Felice with the old cemetery and tower, the Sanctuary of the Madonna del Carmine, the 16th-century Monte di Pietà building, the ruins of the medieval castle in Portese with the

municipal library, Palazzo Cominelli in Cisano, and many others.

#### Culinary Art of Garda

Various are the excellent restaurants in the area but the most renowned are :La Dispensa, Da Osvaldo, Il Bella, Il Sogno and excellent pizzerias.

#### Lake Garda sports

Lake Garda is known for water sports, first and foremost sailing with the important regattas held here every year, but also wakeboard (water skiing), kitesurfing, windsurfing, canoeing, not forgetting the hottest water sport of the moment: SUP.

Thrill seekers can experience the thrill of hang gliding and paragliding from the top of Mount Spino and Mount Baldo.

Golf courses reachable within 10 km : Arzaga, Garda and Colombaro.

Walks on foot, bicycle or horseback will make your experiences magical, there are more than 100 km of bicycle paths going from the lakeside to hillside trails.

For snow lovers, the prestigious resort of Madonna di Campiglio can be reached in just under two hours by car.

#### Public and private ports

- Port Portese ( public and private )
- Port of San Felice ( public )
- Port Torchio - Manerba del Garda ( private )
- Port of Dusano ( private )
- Port of Salò ( public and private )

#### Beaches

San Felice del Benaco on the Brescian shore of Lake Garda has several beaches, all mainly gravel and with free admission.

The beaches all offer splendid views of the lake and some have services and facilities. Therefore, not to be missed in San Felice del Benaco are the 4 most beautiful beaches:

- Baia del Vento Ideal for winsurfers
- Porto San Felice beach free beach
- Guardiola beach free pebble beach
- Porto Portese beach ideal for those who love every comfort

#### For the little ones

So many must-see amusement parks on Lake Garda.

Gardaland Park, Gardaland Sea Life Aquarium, Caneva Aquapark, Movieland, Busatte Adventure, Parco Natura Viva, Parco Giardino Sigurtà Park, Elias Adventure Park, Jungle Adventure Park in addition to public and private parks where you can admire all types of native flowers.

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## Other information

The 15 places to visit on Lake Garda, a selection of the places you just can't miss.

1. Vittoriale Degli Italiani
2. Punta San Vigilio
3. Riva Del Garda
4. Monte Baldo
5. Sirmione
6. Limone Del Garda
7. Isola Del Garda
8. Gardaland
9. Caneva World
10. Rocca Di Garda
11. Borghetto – Sigurtà
12. Marmitte Dei Giganti – Torbole
13. Ponte Tibetano Di Torri – San Zeno
14. Rocca Di Manerba
15. Limonaia Di Pra Dela Fam Di Porto Tignale

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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