

Tremosine – Gardasee

## Villa with many possibilities. Main house with three independent apartments.

Property ID: IT23492586



LIVING SPACE: ca. 215 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 1.612 m<sup>2</sup>

Property ID: IT23492586 - 25010 Tremosine – Gardasee

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## At a glance

|                      |                              |
|----------------------|------------------------------|
| Property ID          | IT23492586                   |
| Living Space         | ca. 215 m²                   |
| Available from       | According to the arrangement |
| Rooms                | 7                            |
| Bedrooms             | 5                            |
| Bathrooms            | 6                            |
| Year of construction | 1977                         |
| Type of parking      | 5 x Other                    |

|              |  |
|--------------|--|
| Commission   | subject to commission                      |
| Usable Space | ca. 0 m²                                   |
| Equipment    | Terrace, Swimming pool, Fireplace, Balcony |

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## Energy Data

|                                |            |
|--------------------------------|------------|
| Energy Source                  | OEL        |
| Energy certificate valid until | 19.09.2027 |
| Power Source                   | Oil        |

|                         |                           |
|-------------------------|---------------------------|
| Energy Certificate      | Energy demand certificate |
| Final Energy Demand     | 203.00 kWh/m²a            |
| Energy efficiency class | E                         |



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## A first impression

This villa with pool is located in an exposed position in the tranquil Arias, near Tremosine. Those who seek tranquility can decelerate here ideally and enjoy nature. The villa offers many possibilities. Once the large apartment on the upper floor is available. A wraparound all-glass balcony offers a spectacular view of the sparkling blue of Lake Garda and provides wind protection even on cool days, so you can enjoy the outdoors until late autumn. A kitchen with exit to the balcony, two bedrooms and a bathroom are also available on this floor. Also a guest toilet.

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## Details of amenities

In the lower part of the house, which is also accessible at ground level because the building was built into the slope, there are three independent apartments. Ideal also for renting. All apartments are equipped with kitchen and bathroom.

In the courtyard space there is also a large room that is used as a utility room and cellar. The outside area offers space for up to 5 cars.

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## All about the location

Tremosine is a picturesque village and municipality in the province of Brescia, in the Italian region of Lombardy. It is situated high above Lake Garda and offers breathtaking views of the lake and the surrounding mountains. The narrow, winding streets and historic buildings give the town a charming and authentic character. Tremosine is a popular destination for nature lovers and outdoor enthusiasts. The surrounding area offers numerous hiking and mountain biking trails that wind through the spectacular landscape. The village has a rich history dating back to the Middle Ages. There are several historic churches and chapels to visit, including the impressive 17th century parish church of San Giovanni Battista. The local cuisine is also worth a visit, with traditional dishes such as pasta with anchovies and olive oil.



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## Contact partner

For further information, please contact your contact person:

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