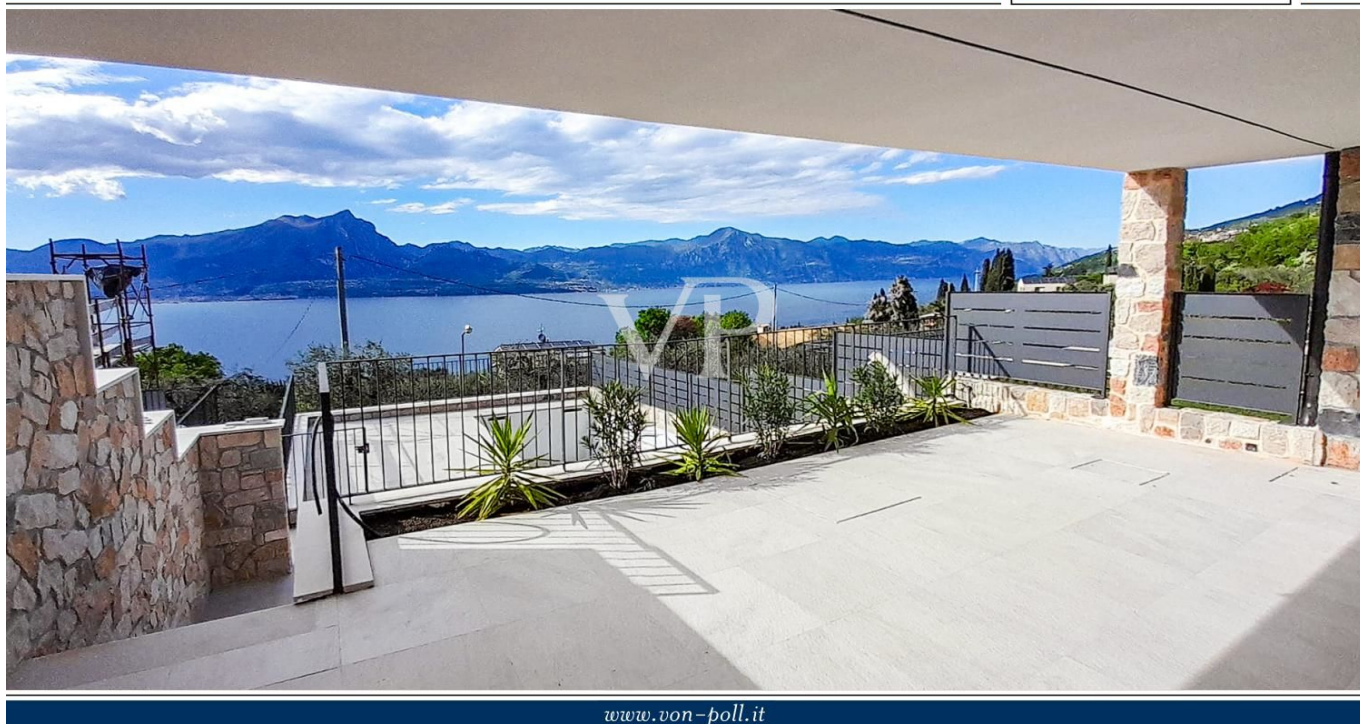


Torri del Benaco – Gardasee

## Renovated and refurbished semi-detached house in a beautiful location with private swimming pool.

Property ID: IT24492964



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

**PURCHASE PRICE: 1.280.000 EUR • LIVING SPACE: ca. 122,75 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 480 m<sup>2</sup>**

Property ID: IT24492964 - 37010 Torri del Benaco – Gardasee

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Property ID: IT24492964 - 37010 Torri del Benaco – Gardasee

## At a glance

|                |                              |
|----------------|------------------------------|
| Property ID    | IT24492964                   |
| Living Space   | ca. 122,75 m <sup>2</sup>    |
| Available from | According to the arrangement |
| Rooms          | 5                            |
| Bedrooms       | 3                            |
| Bathrooms      | 2                            |

|                |                                 |
|----------------|---------------------------------|
| Purchase Price | 1.280.000 EUR                   |
| Commission     | Subject to commission           |
| Total Space    | ca. 161 m <sup>2</sup>          |
| Usable Space   | ca. 153 m <sup>2</sup>          |
| Equipment      | Terrace, Swimming pool, Balcony |

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## Energy Data

|                                |                        |
|--------------------------------|------------------------|
| Type of heating                | Underfloor heating     |
| Energy Source                  | LUFTWP                 |
| Energy certificate valid until | 08.08.2024             |
| Power Source                   | Air-to-water heat pump |

|                         |                           |
|-------------------------|---------------------------|
| Energy Certificate      | Energy demand certificate |
| Final Energy Demand     | 100.00 kWh/m²a            |
| Energy efficiency class | C                         |

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## The property





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## The property



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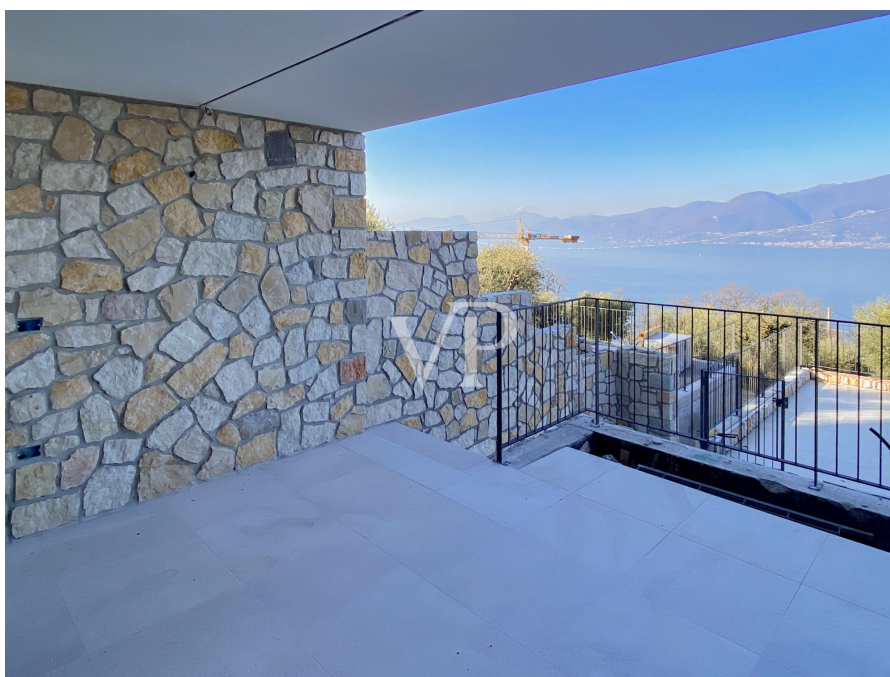
## The property





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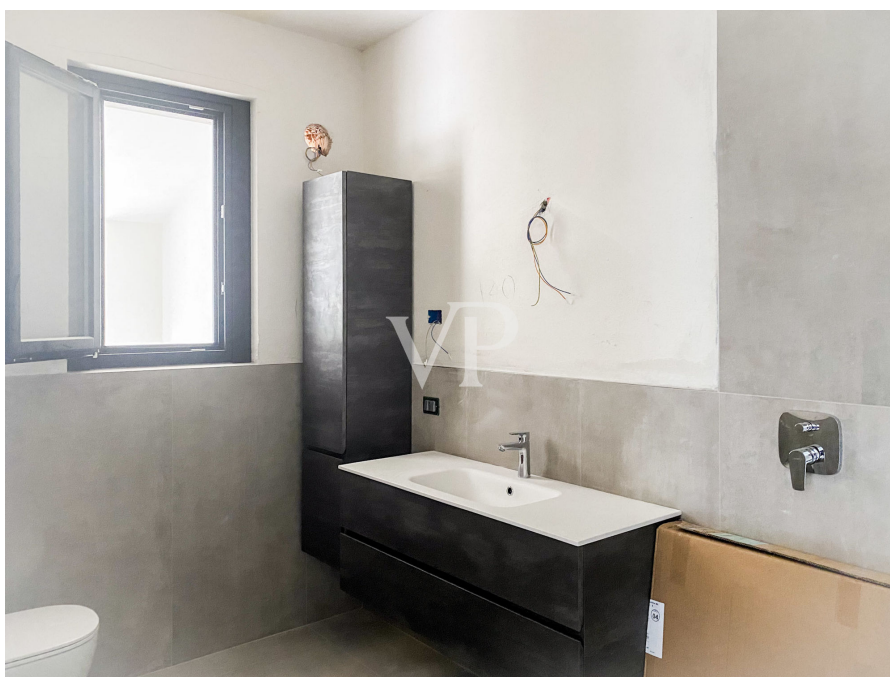
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## The property



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## The property



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## A first impression

Wonderfully quiet, in a sublime panoramic position and nestled in olive groves, this semi-detached house towers above the popular fishing village of Torri del Benaco. The charming house is currently being completely renovated and refurbished. The planned move-in date can still take place in 2024. Currently, the last works are carried out. Due to the hillside location, one has two floors with ground level exit each available. One floor facing the terrace with pool (mezzanine) and another floor on the second floor to the rear, with covered porch and Mediterranean garden. This is laid out on two terraces and planted with olive trees. The second floor balcony goes out to the front and offers breathtaking lake views. This has been widened by an extension and offers ample space to set up a cozy area with sun lounger. From all bedrooms a great view extends over the sparkling blue of Lake Garda, all the way to Isola del Garda and the bay of Salò, towards the opposite "Monte Pizzocolo", called by the locals the nose of Napoleon and typical of the orientation of the houses in this location. In south-north direction it looks like the face profile of the reclining emperor Napoleon Bonaparte and this very characteristic silhouette forms a high recognition value. Here you can enjoy the most beautiful sunset in Torri del Benaco, because in the summer months the sun sets exactly behind Monte Pizzocolo.

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## Details of amenities

A new underfloor heating and floor cooling system was installed throughout the house, which is operated by a heat pump. A photovoltaic system has been provided.

A living and dining area, kitchen and guest toilet are available on the lower floor (mezzanine). Further, a storage room and a utility room with pantry, which is directly adjacent to the kitchen. The staircase leads to the second floor. Here three bedrooms offer plenty of space for free development. Two with beautiful lake views and one facing the garden. Likewise, another bathroom.

The open living area in front of the bedrooms with wide patio doors can also be used as a winter garden. Due to the orientation to the garden, you sit here undisturbed and with a view of the beautiful Mediterranean nature.

The private swimming pool is about 7.5 meters long. From this one can look freely on the lake. By widening the balcony on the second floor, one has here a partially covered garden terrace, which can be used well in any weather.

In front of the house a garage was built under the building. In front of it can also be parked a car and the area is covered with a solar panel.

It is a semi-detached house and the architect in charge has designed the renovation and visualization so that the former semi-detached house appears in the same image. The other half of the house is also currently being renovated and architecturally aligned.



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## All about the location

Torri del Benaco: poets and artists have found inspiration here. When you reach the most romantic coastline of Punta San Vigilio, the village of Torri del Benaco is in front of you, with the imposing Scaliger Castle, built in 1383. Many historical events, works of art and legends have grown up around this picturesque town of Torri del Benaco. Intellectuals such as Franz Kafka, Friedrich Nietzsche, Thomas Mann and Johann Wolfgang von Goethe were inspired by the uniqueness of this place. In his Divina Commedia, Dante Alighieri wrote about the beauty of the "Lago di Benàco", the ancient name of the lake. Recreation and quality of life: Situated at an altitude of 67 meters above sea level and with a population of 2,797 inhabitants, this place has become a second home, especially for connoisseurs of the northern European area. Largely spared from tourism, the picturesque harbor town has a special charm and has become synonymous with recreation and quality of life for many. Time and again, it attracts celebrities from all over the world. In terms of transportation, the town is particularly well situated, as it is only a few kilometers from the highway exit. Boats also provide a regular connection to the towns on the western shore of the lake.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Largo Dante Alighieri, n.3 Salo

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

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