

**Gargnano - Gardasee**

# Rustic house in Gargnano with imposing lake-view park

**Property ID: IT244921191**



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**PURCHASE PRICE: 770.000 EUR • LIVING SPACE: ca. 430 m<sup>2</sup> • ROOMS: 12 • LAND AREA: 8.000 m<sup>2</sup>**

**Property ID: IT244921191 - 25084 Gargnano - Gardasee**

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## At a glance

Property ID	IT244921191	Purchase Price	770.000 EUR
Living Space	ca. 430 m <sup>2</sup>	Commission	Subject to commission
Available from	23.07.2024	Total Space	ca. 540 m <sup>2</sup>
Rooms	12	Condition of property	Needs renovation
Bedrooms	4	Usable Space	ca. 522 m <sup>2</sup>
Bathrooms	2		
Year of construction	1800		
Type of parking	5 x Other		

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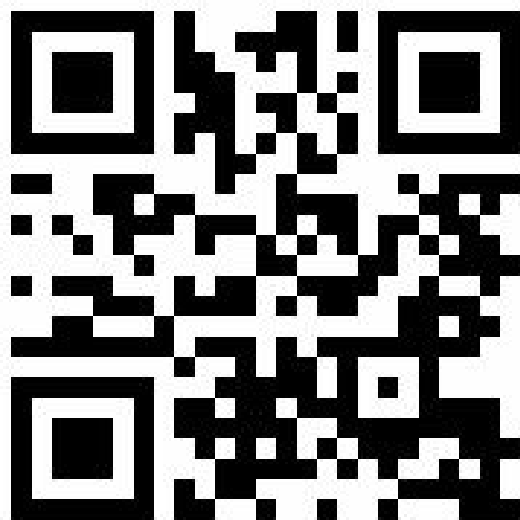
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## A first impression

In a hilly area in Gargnano we offer property consisting of three rustic houses with parkland planted with centuries-old olive trees and important lake view.

The main erected on four levels, the secondary on two levels and the tool shed on one level.

The buildings erected in 1800 and later renovated in the 1970s, need massive renovation but the location, the tranquility of the area and the magnificent lake view will transform the property into something unique.

Possibility of building a swimming pool.

Call us to come and see this beautiful property.

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## All about the location

### Hints of History

The name of the town first appears in a document of 937 as Garniano, perhaps derived from the Latin personal Garenius. Documents by Titus Livy and tombstones, testify to the presence of Etruscans, Celts, Cenomani and Romans. From 1350 to 1426 the territory of Gargnano was the domain of the Viscontis as the capital of quadra in the Magnifica Patria, and then followed its history under the rule of the Republic of Venice. After the disappearance of the Serenissima, it was annexed to the Brescian Republic, whose fate it followed under Napoleonic rule, as canton capital, and then Habsburg until the Kingdom of Italy.

In 1943 Gargnano hosted Mussolini, who arrived there on October 10, where he occupied, in the locality of San Giacomo, Villa Feltrinelli (now a luxury hotel). The Duce, who had recently established the Italian Social Republic, lived in the villa with his wife, Donna Rachele, and children Romano and Anna Maria

### Location and climate

The municipality of Gargnano is located on the Brescia side of Lake Garda, which is 40 km from the provincial capital Brescia.

The climate is mild throughout the year and very comfortable. On wonderful 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.

### 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 composed of cypresses, acacias, and pines. Guided tours of this breathtaking island are organized with the Cavazza family between April and October. Feel the heavenly atmosphere of this small island on your skin.

The Heller Botanical Garden and the Vittoriale degli Italiani are popular destinations for visitors from all over the world. The mountains above, by the way easily accessible on foot, offer breathtaking scenery.

#### Garda's culinary arts

Various are the excellent restaurants in the area but the most renowned are :Lido 84 (starred restaurant), Villa Feltrinelli, Il Pirata, Le Fay and excellent pizzerias.

#### Lake Garda sports

Lake Garda is known for water sports, first and foremost sailing with the important regattas that take place every year in the Benaco waters, but also wakeboarding (water skiing), kitesurfing, windsurfing, canoeing, snorkeling, not forgetting the hottest water sport of the moment: stand up paddling (SUP).

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

A variety of golf courses can be reached within 15 km ,Bogliaco, Arzaga, Garda Golf, and Colombaro.

Walks, bicycle rides or horseback rides 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 of Gargnano ( public and private )
- Port of Maderno ( public )
- Port of Salò ( private )
- Port of Gardone Riviera ( public and private )

#### Beaches Gargnano and surroundings

It boasts some beautiful beaches: the Degli Ulivi beach, Lido Azzurro and Riva Granda. If you have a four-legged friend, the Riva Grande beach is for you: very generously sized, it has a rescue service, kiosk, drinking troughs and play area for dogs and children.

Rive Grandi beach in Barbarano.

Rimbalzello Beach.

For the little ones and beyond.

10 amusement parks not to be missed on Lake Garda ; smiles , fun, carefree family vacation....Gardaland Park, Gardaland Sea Life Aquarium, Caneva Aquapark, Movieland: The Hollywood Park, Medieval Times, the Knights Rodeo, Busatte

Adventure, Parco Natura Viva, Parco Giardino Sigurtà, 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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## Contact partner

For further information, please contact your contact person:

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