

Calmasino – Veneto

## Rustic house in Calmasino di Bardolino

Property ID: IT254151863



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PURCHASE PRICE: 420.000 EUR • LIVING SPACE: ca. 73 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 20 m<sup>2</sup>

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## At a glance

Property ID	IT254151863
Living Space	ca. 73 m <sup>2</sup>
Rooms	5
Bedrooms	2
Bathrooms	2
Year of construction	1920

Purchase Price	420.000 EUR
Commission	subject to commission
Total Space	ca. 92 m <sup>2</sup>

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## Energy Data

Energy Source	Electro	Energy Certificate	Energy demand certificate
Energy certificate valid until	25.01.2025	Final Energy Demand	174.19 kWh/m²a
		Energy efficiency class	D



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## The property





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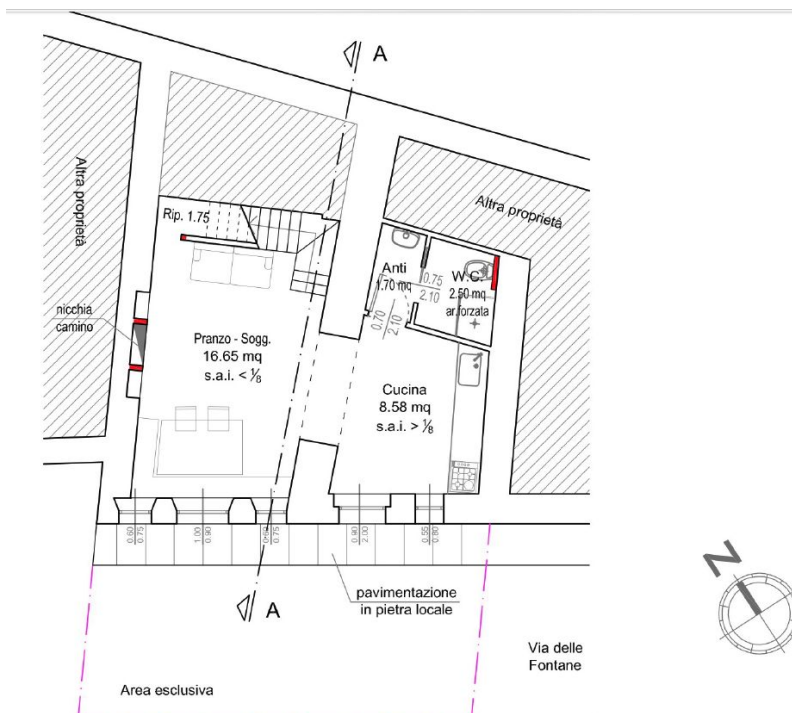
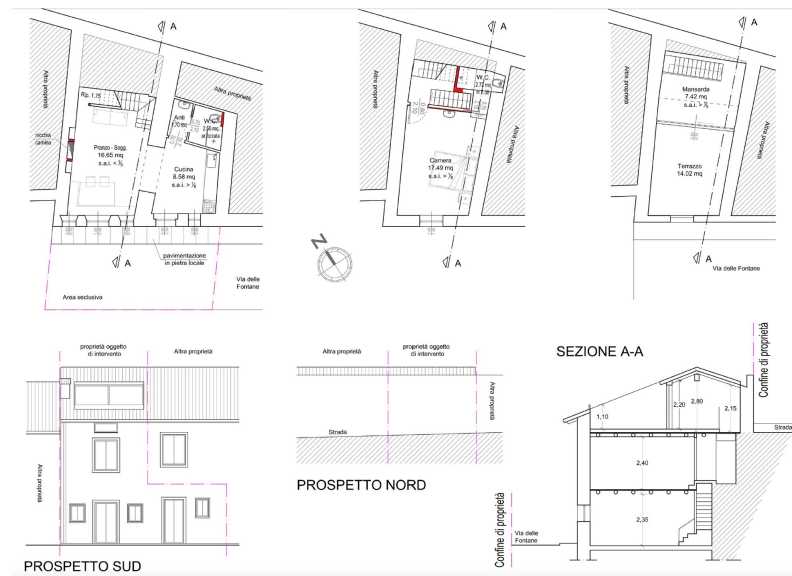
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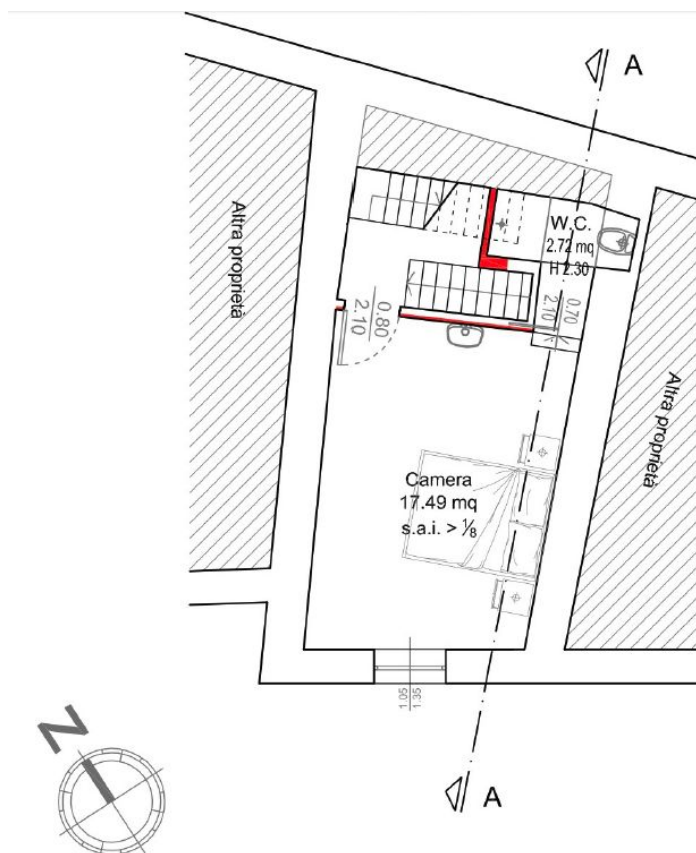
## The property



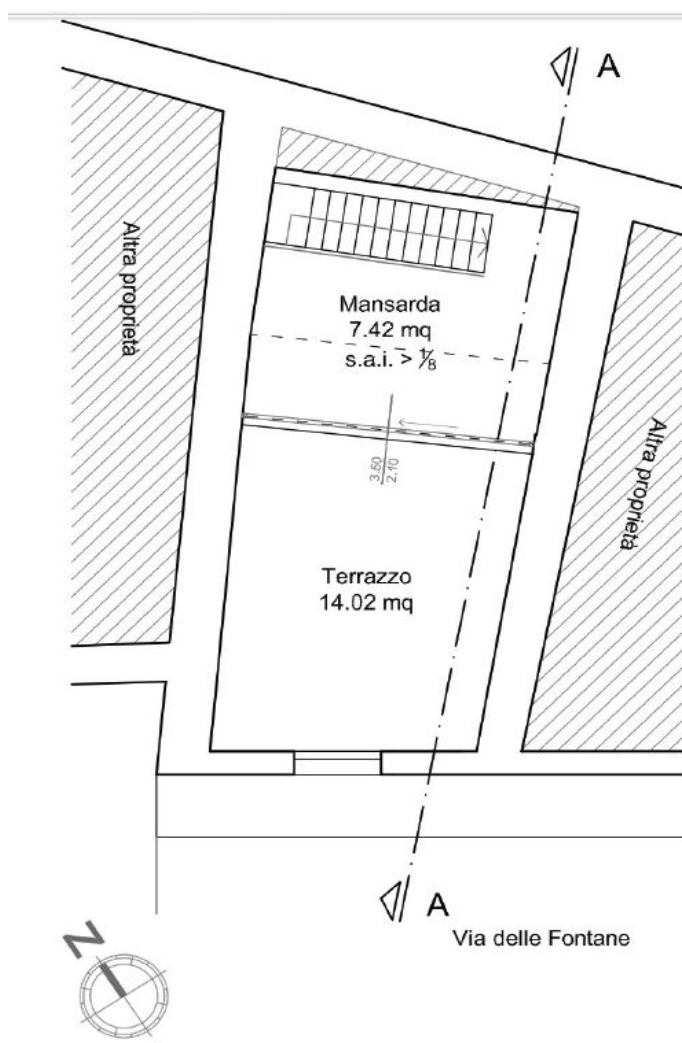
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## Floor plans









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

Characteristic renovated rustic cottage with lake view terrace - Calmasino di Bardolino

In the heart of the hamlet of Calmasino, a few minutes from the shores of Lake Garda, we offer for sale charming rustic sky-terrace, elegantly renovated, with a panoramic terrace overlooking the lake.

The property is on three levels and stands out for its authentic style and fine finishes. On the ground floor, the entrance leads into a cozy and expertly furnished living area, embellished with exposed stone walls, designer wood stove, sitting area and dining area. The fully equipped kitchen has a glass-ceramic cooktop, refrigerator with freezer, dishwasher, washing machine and custom-made furniture. A bathroom with shower stall completes the plan.

An original wooden staircase leads to the second floor, where there is the master bedroom with private bathroom, independent air conditioning and satellite TV. On the second floor, a second double bedroom, also equipped with air conditioning and TV, gives access to an exclusive terrace with open views of the lake, furnished with sun loungers: an ideal space for moments of relaxation or conviviality at sunset.

Currently the property is included in the circuit of tourist rental with active CIN code, thus representing an ideal solution for investment, as well as a second home in one of the most sought-after contexts of Lake Garda.

### The area

Calmasino is a quiet and strategic location in the municipality of Bardolino, well connected to the main attractions of the Garda area. Within a few kilometers are Verona (30 km), Gardaland Resort (20 km) and the main cultural and naturalistic destinations in the area. Lake Garda offers a wide range of outdoor activities: sailing, kitesurfing, hiking, cycling, and more.

Contact us for more information or to arrange a visit.

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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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