

**Bardolino**

# Fantastic villa a stone's throw from the lake

**Property ID: IT252941954**



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**PURCHASE PRICE: 5.000.000 EUR • LIVING SPACE: ca. 490 m<sup>2</sup> • ROOMS: 12 • LAND AREA: 7.650 m<sup>2</sup>**

**Property ID: IT252941954 - 37011 Bardolino**

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## At a glance

|                             |                              |                       |                               |
|-----------------------------|------------------------------|-----------------------|-------------------------------|
| <b>Property ID</b>          | <b>IT252941954</b>           | <b>Purchase Price</b> | <b>5.000.000 EUR</b>          |
| <b>Living Space</b>         | <b>ca. 490 m<sup>2</sup></b> | <b>Commission</b>     | <b>subject to commission</b>  |
| <b>Rooms</b>                | <b>12</b>                    | <b>Total Space</b>    | <b>ca. 630 m<sup>2</sup></b>  |
| <b>Bathrooms</b>            | <b>3</b>                     | <b>Equipment</b>      | <b>Terrace, Swimming pool</b> |
| <b>Year of construction</b> | <b>1970</b>                  |                       |                               |

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## **Energy Data**

| <b>Power Source</b>       | <b>Gas</b>   |
|---------------------------|--|
| <b>Energy information</b> | <b>At the time of preparing the document, no energy certificate was available.</b> |

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## The property



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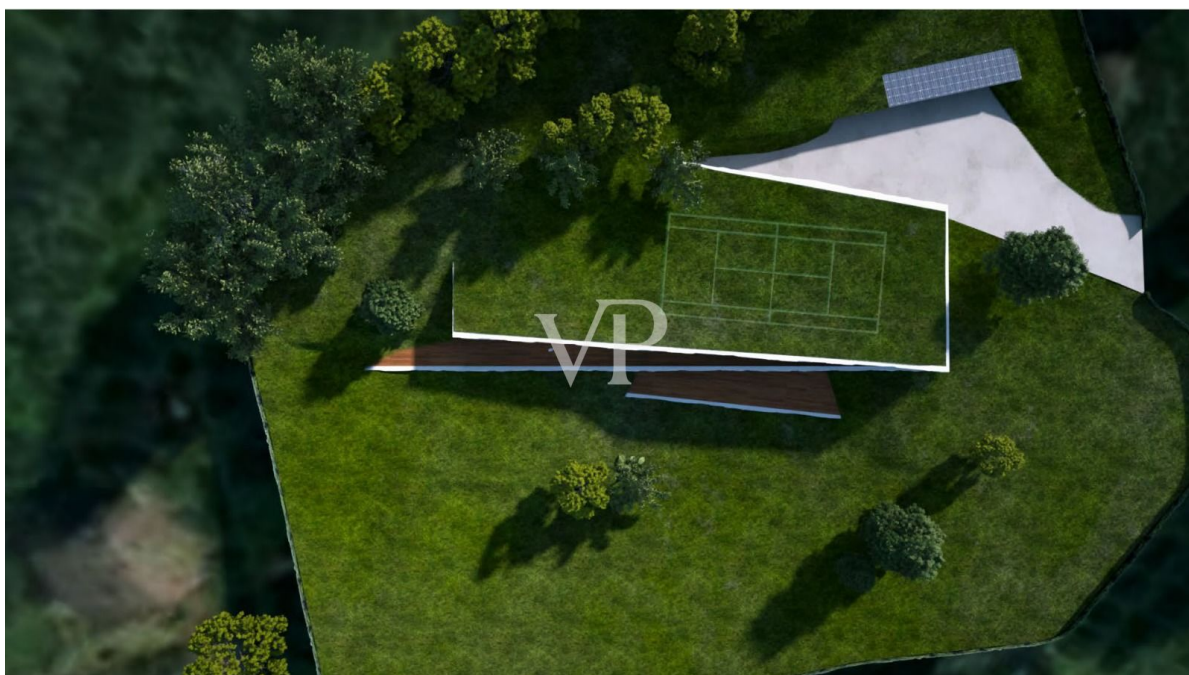
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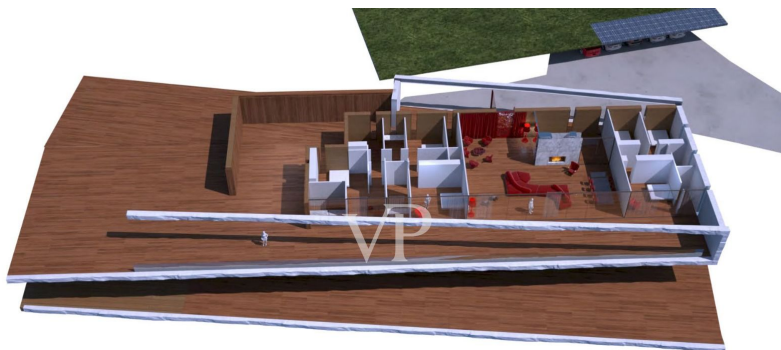
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## Floor plans



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**

We offer for sale a villa of rare elegance located in Bardolino, with breathtaking views of Lake Garda. The property, which covers a commercial area of 520 square meters, is immersed in a private garden of 7,650 square meters, enriched by ancient olive trees that give a unique and serene atmosphere. The property is designed to ensure maximum comfort and privacy, with spacious interiors and a layout of rooms that enhances brightness and elegance.

The villa consists of 12 rooms, including generous living areas, refined bedrooms, and rooms ideal for relaxation and entertainment. The residence has a beautiful swimming pool, which blends harmoniously with the surrounding landscape, and a large garage, as well as numerous parking spaces, available for the convenience of guests and residents.

An additional strength of the property is its privileged location: there is no possibility of building in the immediate vicinity, ensuring an unobstructed and unaltered view over time. In addition, a project has been approved for possible extensions, offering the possibility to further customize the villa according to one's needs. The project includes a total volume of 2,704 cubic meters, including 1,750 cubic meters above ground and 954 cubic meters underground. The total buildable area is 670 square meters of living space and 492 square meters of terrace.

This villa represents a unique proposal for those who wish to acquire an exclusive residence in one of the most desirable locations of Lake Garda. For more information and to arrange a private viewing, please contact us.

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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