

Tignale

# Contemporary villa with panoramic views of Lake Garda, set in private olive grove

Property ID: IT254922666



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

**PURCHASE PRICE: 3.500.000 EUR • LIVING SPACE: ca. 350 m<sup>2</sup> • ROOMS: 10 • LAND AREA: 4.000 m<sup>2</sup>**

**Property ID: IT254922666 - 25080 Tignale**

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **Details of amenities**
- **All about the location**
- **Contact partner**

Property ID: IT254922666 - 25080 Tignale

## At a glance

|                      |                        |                |                        |
|----------------------|------------------------|----------------|------------------------|
| Property ID          | IT254922666            | Purchase Price | 3.500.000 EUR          |
| Living Space         | ca. 350 m <sup>2</sup> | Commission     | soggetto a commissione |
| Rooms                | 10                     | Total Space    | ca. 409 m <sup>2</sup> |
| Bedrooms             | 3                      | Equipment      | Terrace, Sauna         |
| Bathrooms            | 4                      |                |                        |
| Year of construction | 2024                   |                |                        |

Property ID: IT254922666 - 25080 Tignale

## Energy Data

|                                |                        |                         |                            |
|--------------------------------|------------------------|-------------------------|----------------------------|
| Energy Source                  | Air-to-water heat pump | Energy Certificate      | Energy demand certificate  |
| Energy certificate valid until | 20.03.2034             | Final Energy Demand     | 20.00 kWh/m <sup>2</sup> a |
| Power Source                   | Air-to-water heat pump | Energy efficiency class | A                          |

Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



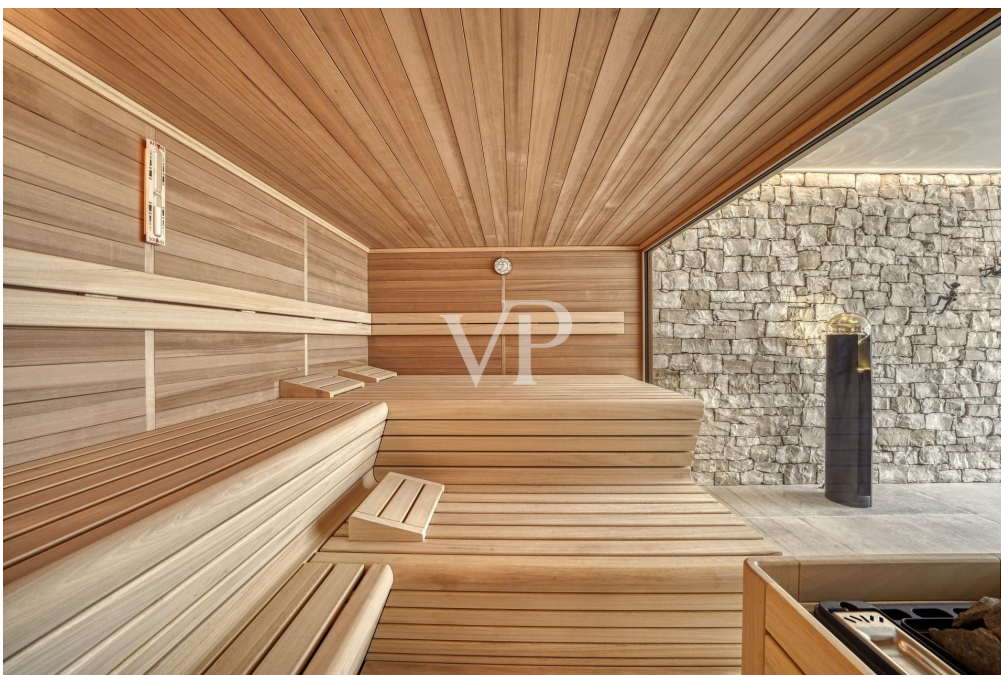
Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



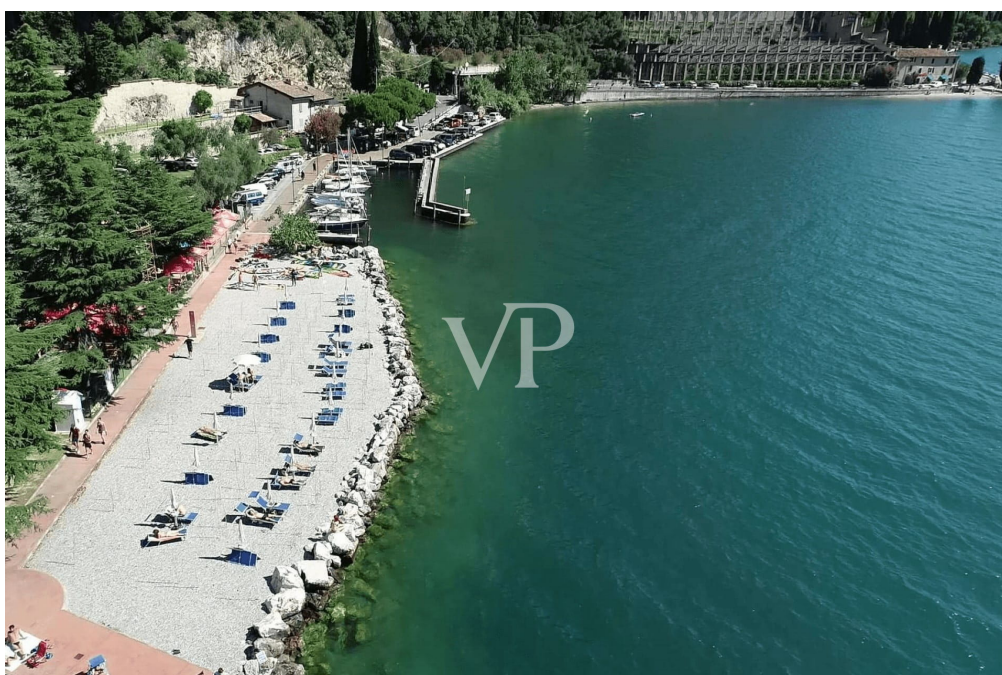
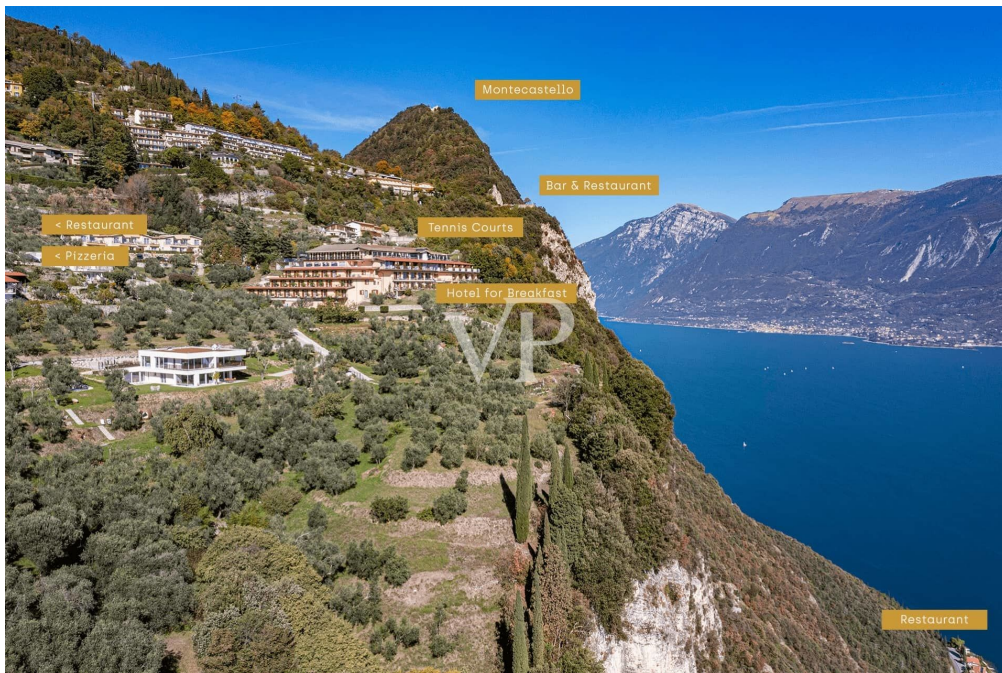
Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



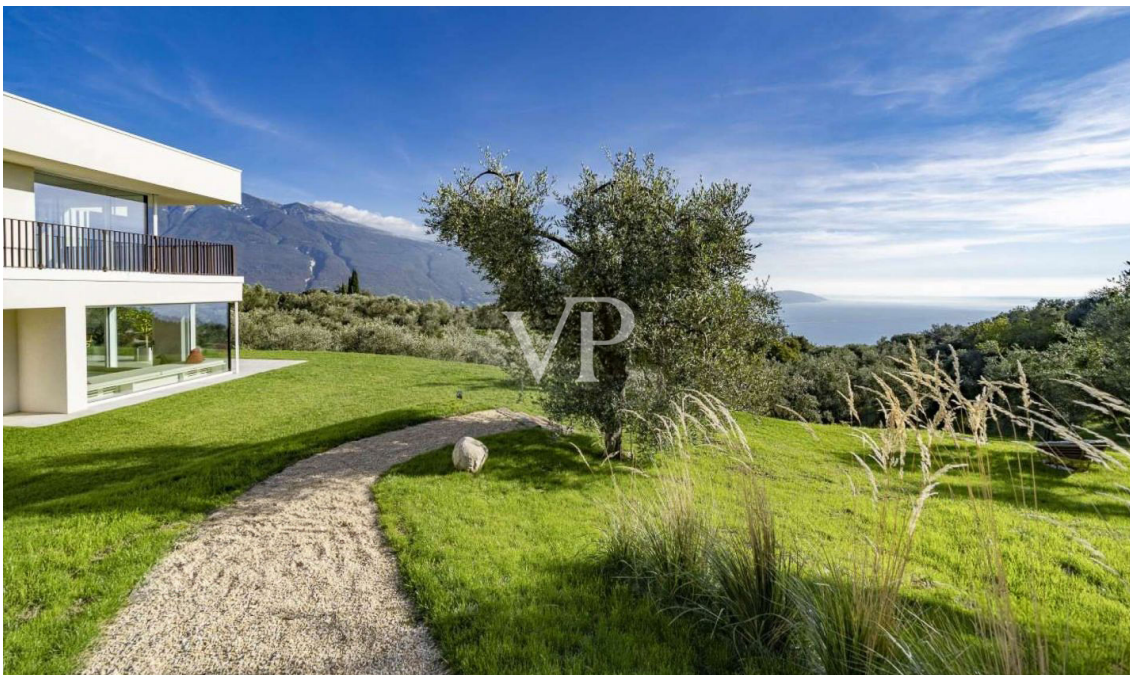
Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



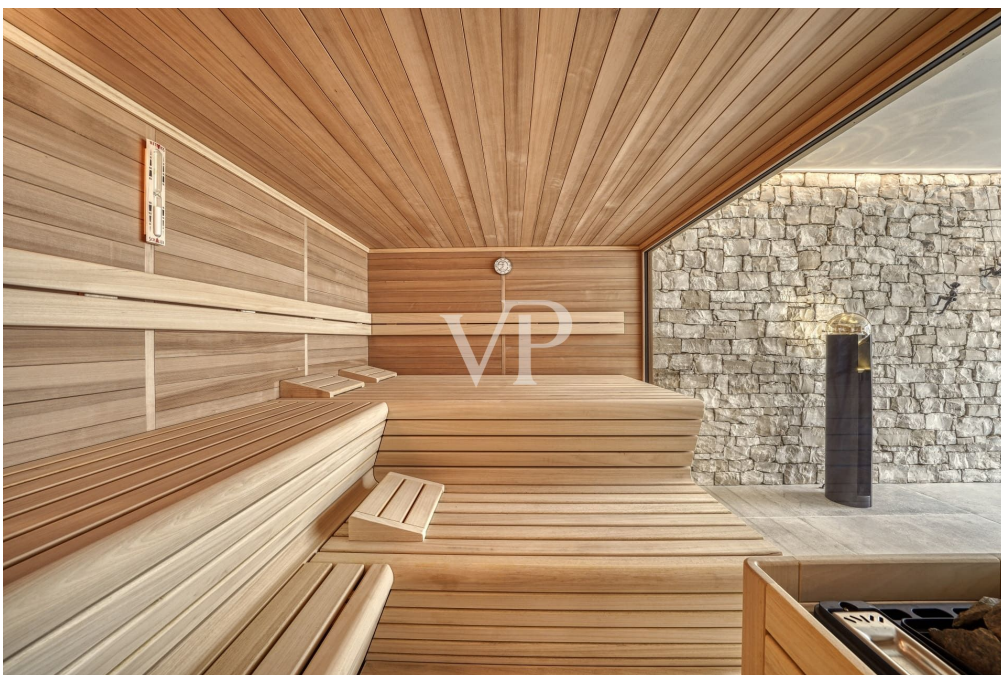
Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



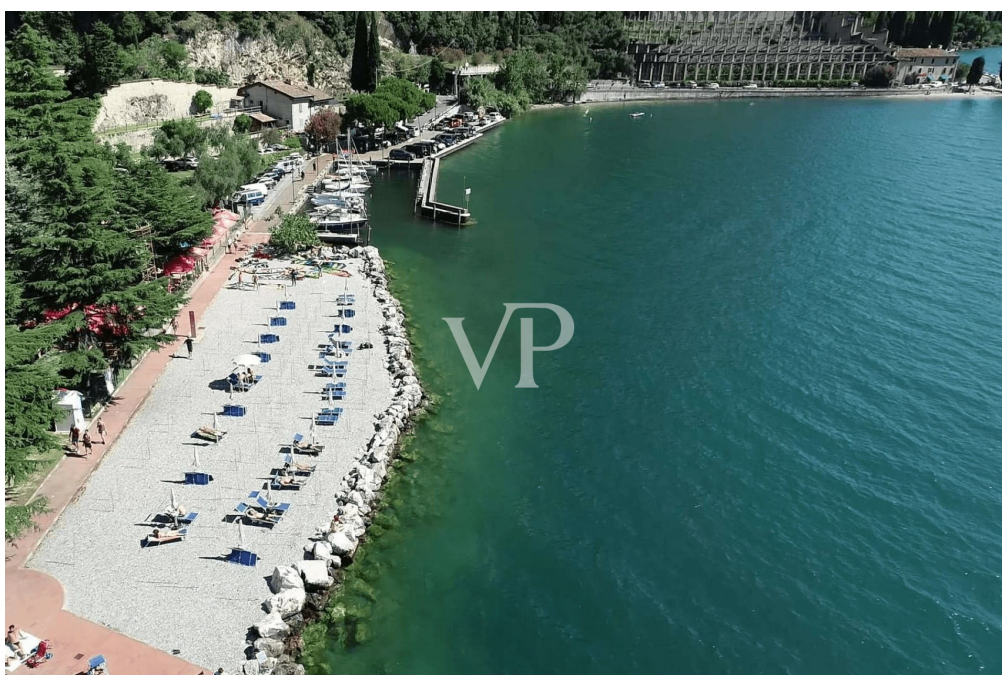
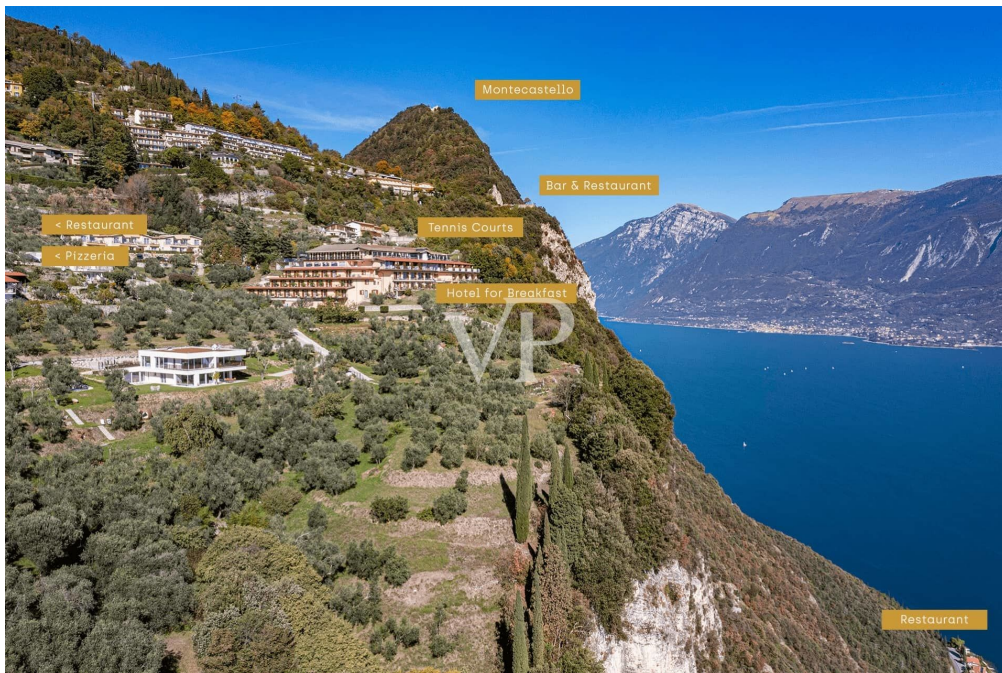
Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



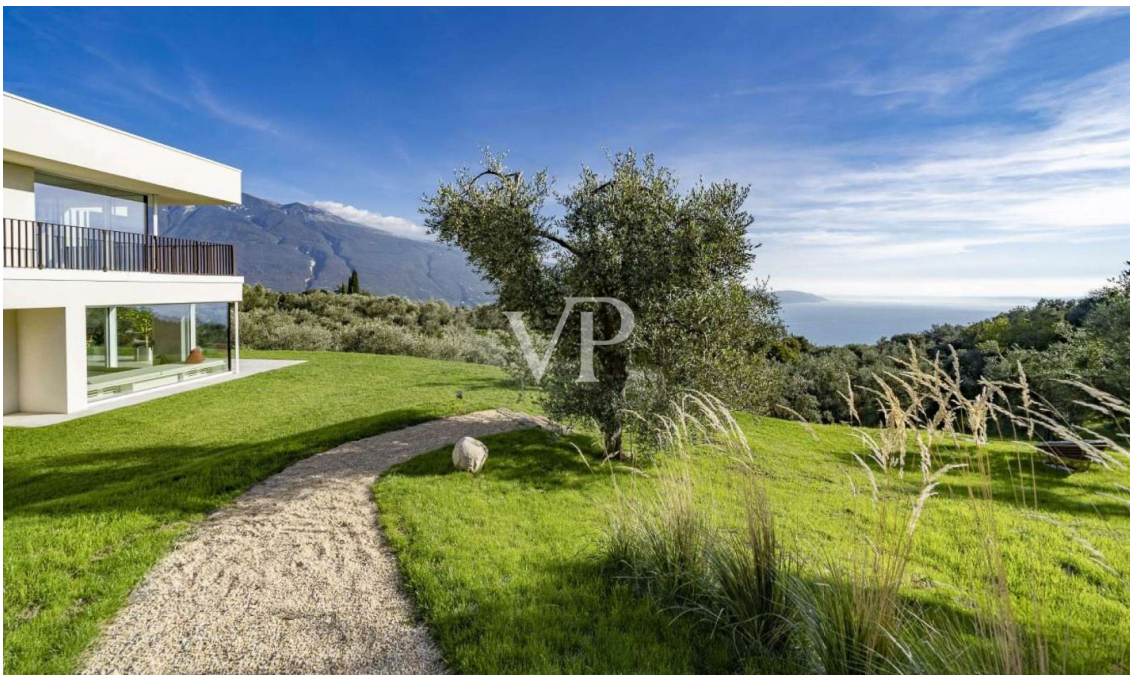
Property ID: IT254922666 - 25080 Tignale

## The property



Property ID: IT254922666 - 25080 Tignale

## The property



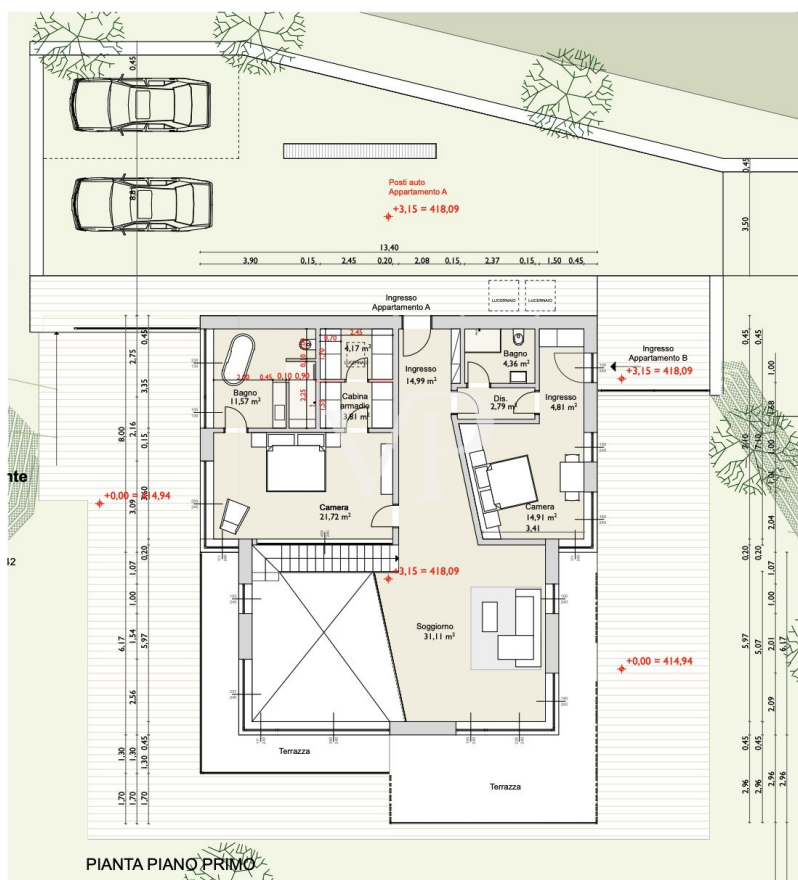
Property ID: IT254922666 - 25080 Tignale

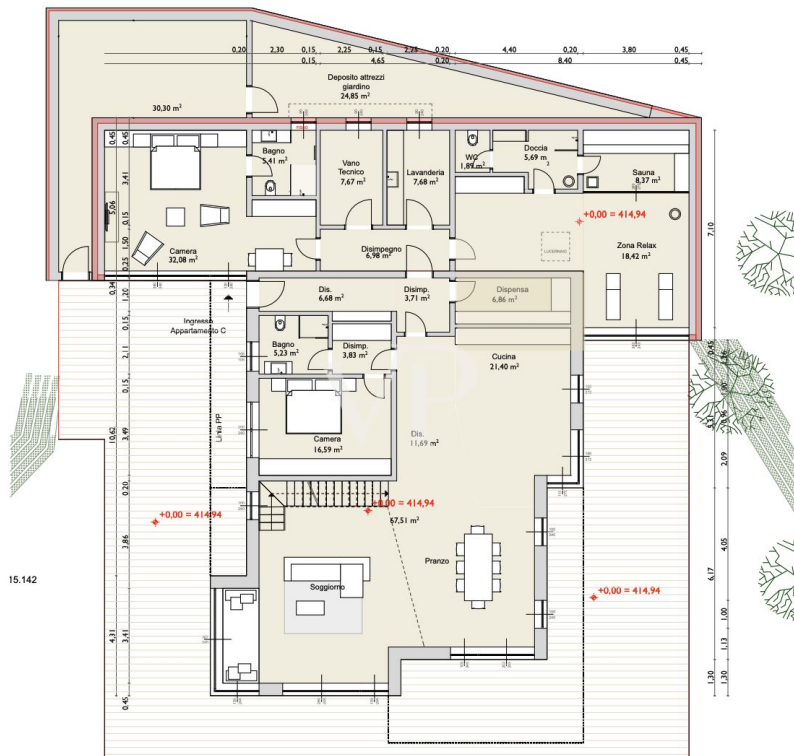
## The property



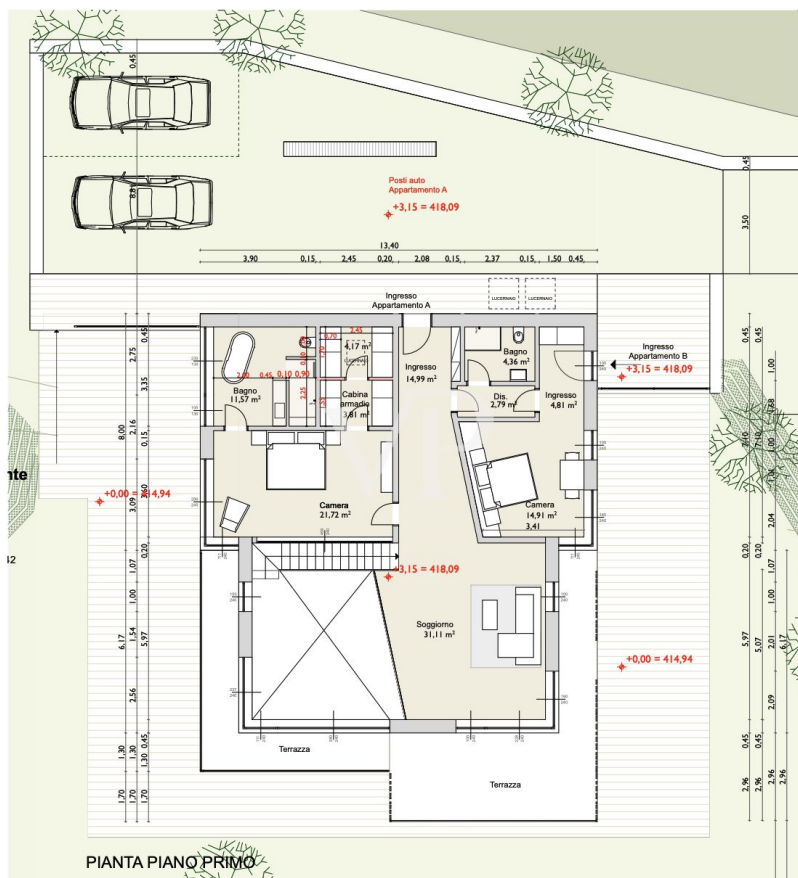
Property ID: IT254922666 - 25080 Tignale

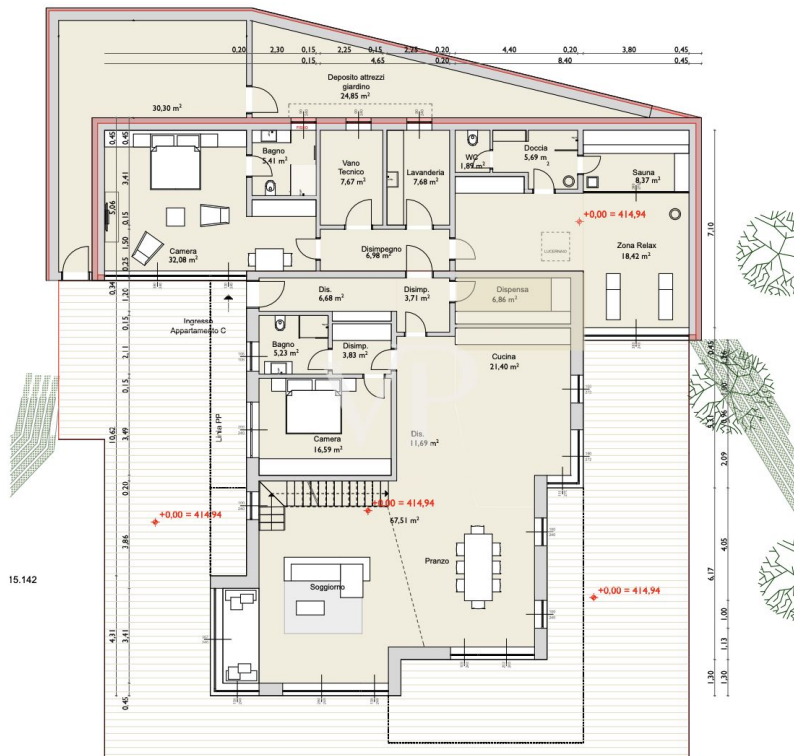
# Floor plans





PIANTA PIANO TERRA





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.

**Property ID: IT254922666 - 25080 Tignale**

## **A first impression**

**In an exclusive and private location, surrounded by a 4,000 sqm secular olive grove, we offer for sale prestigious design villa with unparalleled lake view. The property, of about 350 sqm commercial, represents the perfect synthesis of contemporary comfort, landscape integration and privacy.**

**The villa is spread over two levels and is currently divided into three independent living units, each with its own entrance, living area with open kitchen, master bedroom and windowed bathroom, ensuring maximum privacy and flexibility of use - ideal both as a private residence and for high-level receptive activities.**

**On the ground floor, a large open-plan living area accommodates a fully equipped modern kitchen, living spaces characterized by large panoramic windows, and a wellness area with private SPA, designed to offer moments of relaxation surrounded by nature, with breathtaking views of the lake. A permit has already been approved for the construction of a swimming pool, the size and location of which can be defined according to the needs of the future owner.**

**The finishes are of the highest level, with attention to the smallest details, with refined materials and architectural solutions that maximize the brightness and visual connection between interior and exterior.**

**Ideal solution for those who want an exclusive naturalistic context, without sacrificing design and living comfort.**

**Contact us for more information or to arrange a confidential visit.**

**Property ID: IT254922666 - 25080 Tignale**

## **Details of amenities**

The gallery stairs lead down to a communal kitchen, dining and living area, another bedroom and the wellness area. The villa was designed with great attention to detail. In particular the furnishings on the ground floor are exceptional: both the kitchen island and the seating area in the living room are unique to the property and were designed by the owner in collaboration with the manufacturers. Their shape is curved which opens into the space towards the large sliding glass doors that unfold into the living area towards the terrace and the lake.

**Property ID: IT254922666 - 25080 Tignale**

## **All about the location**

The center of Tignale comprises the municipality consisting of several districts with all services for daily needs as well as a variety of good restaurants. Tignale has one of the most beautiful beaches on the west coast. There is a regular shuttle bus service. It is 15 minutes by car along the lake.

In the heart of the Alto Garda Bresciano Park and extending to the shores of the lake, Tignale is a jewel that simply has to be experienced. From the Pradela Fam beach to the historic olive groves in the hills and the six small villages that make up the municipal area, Tignale offers breathtaking views that remain indelible in the hearts and eyes of all who pass by.

Among the prestigious awards that Tignale has received are the Orange Flag of the Touring Club Italiano and the establishment of the Limonaie Ecomuseum on Lake Garda Pradela Fam in 2011: a project developed with the participation and support of the local community with the aim of safeguarding the historical, cultural and landscape heritage.

Start your journey of discovery now in this area of Brescia, an incredible treasure of Lake Garda.

**Tignale, a favorite destination for Slow Tourism:**

Thanks to the intense activity of the tourist office, active all year round, Tignale presents itself to visitors as the perfect destination for slow quality tourism. The hospitality is enriched by a social fabric strongly oriented towards hospitality, the organization of events and the typical popular festivals. Great importance for gastronomy, with products from a short supply chain and menus with traditional recipes in numerous restaurants and osterie in Tignale.

**Property ID: IT254922666 - 25080 Tignale**

## Contact partner

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

**Christian Weissensteiner**

---

**Largo Dante Alighieri, n.3, 25087 Salò**

**Tel.: +39 0365 690596**

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

*To the Disclaimer of von Poll Immobilien GmbH*

---

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