

Bardolino

# Villa pied dans l'eau

Property ID: IT252941953



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PURCHASE PRICE: 4.000.000 EUR • LIVING SPACE: ca. 170 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 600 m<sup>2</sup>

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252941953 |
| Living Space         | ca. 170 m²  |
| Rooms                | 6           |
| Bedrooms             | 3           |
| Bathrooms            | 3           |
| Year of construction | 1970        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 4.000.000 EUR         |
| Commission     | subject to commission |
| Total Space    | ca. 200 m²            |
| Usable Space   | ca. 180 m²            |
| Equipment      | Terrace, Balcony      |

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## Energy Data

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

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## The property



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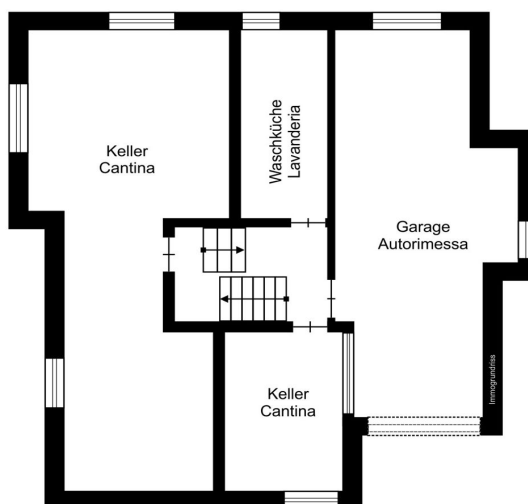
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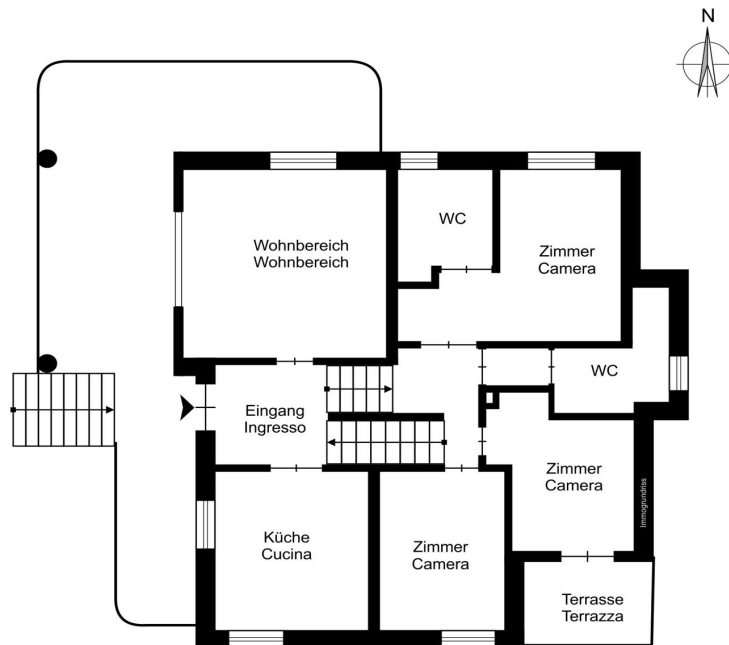
## The property

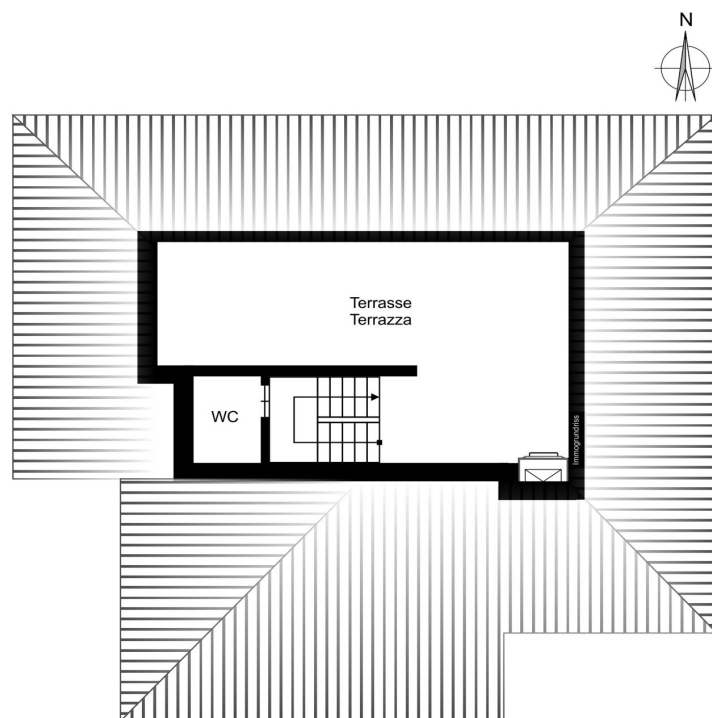


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## Floor plans







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

We offer for sale an elegant lakefront villa located in Bardolino, one of the most prestigious resorts on Lake Garda, offering breathtaking panoramic views. The property, with a commercial area of 200 sqm, is spread over two levels and boasts spacious interiors and a beautiful terrace, ideal for enjoying the lake view in total tranquility. Inside, the villa consists of three bedrooms, three bathrooms, a tavern, a living room, and an eat-in kitchen, all designed to ensure maximum comfort and functionality.

The property is surrounded by a 600-square-meter garden, which offers the possibility of building a private swimming pool. In addition, there is the possibility to demolish the existing building and proceed with an extension, with the possibility of obtaining about 300 sqm commercial living space. This villa represents a rare opportunity for those who wish to invest in a luxury residence, with high potential for customization and expansion. Its lakefront location ensures an exclusive environment and direct access to the natural wonders of Bardolino, making it an ideal choice for those seeking a refined and quiet residence.

For more information and to arrange a visit, please do not hesitate to 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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