

Lazise / Colà – Gardasee

# Elegant apartment with lake view and pool in historic Villa

Objektnummer: IT23492693



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KAUFPREIS: 295.000 EUR • ZIMMER: 3

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## Auf einen Blick

Objektnummer	IT23492693
Bezugsfrei ab	nach Vereinbarung
Zimmer	3
Schlafzimmer	2
Badezimmer	1
Stellplatz	1 x Garage, 20000 EUR (Verkauf)

Kaufpreis	295.000 EUR
Wohnung	Etagenwohnung
Provision	Subject to commission
Gesamtfläche	ca. 103 m <sup>2</sup>
Nutzfläche	ca. 92 m <sup>2</sup>
Ausstattung	Schwimmbad

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## Auf einen Blick: Energiedaten

Wesentlicher Energieträger	Gas	Energieausweis	BEDARF
Energieausweis gültig bis	01.08.2029	Endenergiebedarf	200.00 kWh/m <sup>2</sup> a
Befuerung	Gas	Energie-Effizienzklasse	F

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## Die Immobilie



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## Die Immobilie



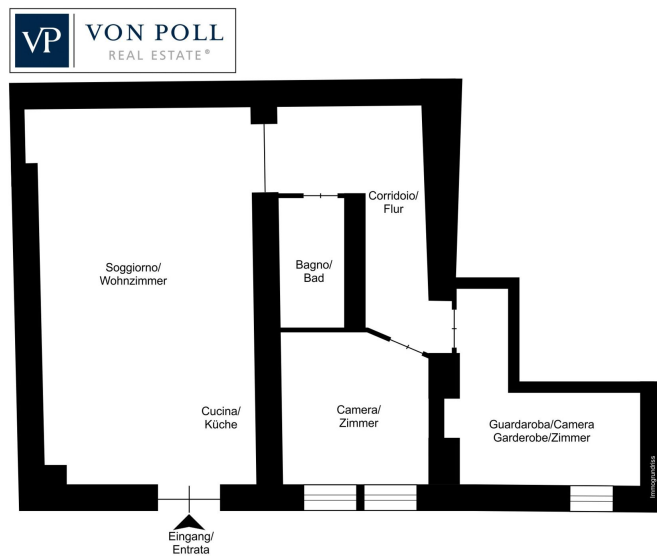
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## Grundrisse



Dieser Grundriss ist nicht maßstabsgetreu. Die Unterlagen wurden uns vom Auftraggeber zur Verfügung gestellt. Aus diesem Grund können wir nicht für die Richtigkeit der Angaben garantieren.

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## Ein erster Eindruck

In the hinterland of Lazise, overlooking Lake Garda, in a quiet location and exclusive ambience with swimming pool and large park, you can find this elegant apartment, which is part of a historic villa. This dreamlike villa was completely renovated in 1998. The apartment is located on the first floor with garden and is divided as follows: Spacious living area with kitchen with access to the garden with lake view, master bedroom, guest bedroom and the bathroom and hallway area. The villa is surrounded by a park of approximately 20,000 square meters, which guarantees a high level of privacy and a large communal pool with sun terrace and other common areas. The property is located on a hill in a dominant position and offers a fantastic panoramic view of the lake. A single garage for 25.000€ completes the offer.

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## Ausstattung und Details

- The villa dates back to 1880 and during the redevelopment new housing units were preserved, taking into account the protection of historical monuments. Accordingly, the apartment is a listed building.
- The apartment is heated with methane gas heating.
- The property is also interesting for tourist rental.

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## Alles zum Standort

The center of Colà and all major services such as bars, restaurants, pizzerias, supermarket, etc. are in the immediate vicinity. Only 500 m away is the famous thermal park of Cedri and the lake is about 3 km away. The property is located in a strategic position and can be reached in about 10 minutes from the exit of Affi. Lazise on Lake Garda with its historic center, many shopping opportunities and excellent restaurants invites you to stroll and linger. The town is centrally located and has perfect transport connections, for example for excursions in the surrounding area or to Verona. The accessibility via the Brenner freeway is ideal for arriving by car. Several airports are nearby. Lazise has a charming landscape, a pretty historical center, a mild climate that invites outdoor activities, and a well-developed tourist industry that offers a wide range of vacation accommodations and services. It is one of the lucky places that can boast a large number of beaches: Sandy, pebble or mixed sand and grass beaches are ideal for relaxing days by the lake.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Christian Weissensteiner

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