

Padenghe sul Garda – Lombardei

## Exclusive villa property directly on the lake with representative pool and own boat dock

Objektnummer: Immo-2021-287



WOHNFLÄCHE: ca. 545 m<sup>2</sup> • ZIMMER: 10 • GRUNDSTÜCK: 3.600 m<sup>2</sup>

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## Auf einen Blick

|               |                        |
|---------------|------------------------|
| Objektnummer  | Immo-2021-287          |
| Wohnfläche    | ca. 545 m <sup>2</sup> |
| Bezugsfrei ab | nach Vereinbarung      |
| Zimmer        | 10                     |
| Schlafzimmer  | 7                      |
| Badezimmer    | 8                      |
| Stellplatz    | 4 x Garage             |

|              |   |
|--------------|---|
| Haus         | Einfamilienhaus                                     |
| Provision    | Subject to commission                               |
| Gesamtfläche | ca. 1.550 m <sup>2</sup>                            |
| Nutzfläche   | ca. 650 m <sup>2</sup>                              |
| Ausstattung  | Terrasse,<br>Schwimmbad,<br>Sauna, Kamin,<br>Balkon |

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## Auf einen Blick: Energiedaten

|             |                            |
|-------------|----------------------------|
| Heizungsart | Etagenheizung              |
| Befuerung   | Luft/Wasser-<br>Wärmepumpe |

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## Die Immobilie



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



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## Ein erster Eindruck

Lakefront manor house with huge pool and total lot of 3,600 m<sup>2</sup>. This important property has an entrance with electric gate, and as a driveway leads a stone cube road with dividing bar to the lawned guest parking and garages. The garages are a detached property unit accessible from the courtyard behind the main house. From the courtyard via a pedestrian staircase you reach the pool level and/or ground floor of the villa. The main villa has on the first floor approx. 400 m<sup>2</sup>, reached by a spiral staircase, consisting of entrance hall, kitchen, dining area, large living room with fireplace, 2 double bedrooms with master bathroom, a single bedroom with bathroom, 1 bathroom.

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## Ausstattung und Details

The residential complex consists of: main villa on the first floor with swimming pool and ancillary spaces on the ground floor and basement, ground floor apartment with separate access, caretaker apartment on the ground and first floor, garage and covered dock, surrounding garden with access and maneuvering spaces attached.

Other spaces:

- Large Tavern with fireplace space, kitchen, steam room, sauna of total 105 m<sup>2</sup>
- Outdoor kitchen with dining area and small greenhouse, outdoor barbecue of a total of approx. 80 m<sup>2</sup>
- Garage of approx. 90 m<sup>2</sup> (garages) with storage room, laundry room, wine cellar and tool shed
- Double-height swimming pool with dimensions of about 23 x 11 meters, 2/3 open and the remaining space covered by the villa, which leans through pillars in the pool, filter room, inspection tunnel surrounding the sides of the pool, room for sun loungers and massage of approx. 30 m<sup>2</sup>
- Side swimming pool of 3 x 3 m, with whirlpool, completely separate from the main one
- Ground floor apartment of approx. 85 m<sup>2</sup> consisting of living room, dining room, day bathroom, single room and double room with master bathroom
- Caretaker apartment on the ground floor of approx. 60 m<sup>2</sup> consisting of living room, dining room, 2 bedrooms, 2 bathrooms
- Dock for boat storage of approx. 170 m<sup>2</sup> complete with winches and rails from the inside of the dock go directly to the lake

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## Alles zum Standort

This single villa, called "La palafitta", stands on a plot of approx. 3600 m<sup>2</sup> directly on the lake, in the most prestigious residential area in the North-East of the municipality of Padenghe. Padenghe sul Garda is located on the shore of Lake Garda in the province of Brescia. The town is perched on a hill in a beautiful scenic area and is part of the Valtenesi, a morphological unit that begins in Portese, near Salò and ends in Desenzano del Garda. The town has a small harbor and a beautiful long pebble beach with some cozy bars. In Padenghe you can find many hotels, bed and breakfasts, residences, holiday apartments and campsites for the many tourists who choose this beautiful area to spend their holidays. The climate is mild and the Mediterranean vegetation is typical of the areas south of Lake Garda. As in many other cities and towns around Lake Garda, the surrounding areas are surrounded by meadows with vineyards, olive groves and cypress trees. Interesting buildings are Villa Barbieri, today the town hall, and the medieval castle, which with its historic crenellated walls surrounds the houses of the village. Above the walls rises the main tower, from which you can enjoy a wonderful view of the lake and the surrounding hills of the Valtenesi. In Padenghe there are several inviting sports activities, from swimming to hiking and mountain biking - for sports enthusiasts there is plenty of choice. Also nearby there is a golf club with several golf courses (Garda Golf, Arzaga Golf).

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

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