

Costermano – Gardasee

# Charming rustico, freshly renovated and refurbished, close to the golf course

Objektnummer: Immo-2021-307



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

WOHNFLÄCHE: ca. 552 m<sup>2</sup> • ZIMMER: 11 • GRUNDSTÜCK: 2.250 m<sup>2</sup>

Objektnummer: Immo-2021-307 - 37010 Costermano – Gardasee

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## Auf einen Blick

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Wohnfläche	ca. 552 m <sup>2</sup>
Bezugsfrei ab	nach Vereinbarung
Zimmer	11
Schlafzimmer	9
Badezimmer	5

Haus	RUSTICO
Provision	Subject to commission
Gesamtfläche	ca. 800 m <sup>2</sup>
Nutzfläche	ca. 0 m <sup>2</sup>
Ausstattung	Terrasse, Schwimmbad

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## Auf einen Blick: Energiedaten

Heizungsart	Zentralheizung
Befuerung	Öl

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## Die Immobilie



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## Die Immobilie

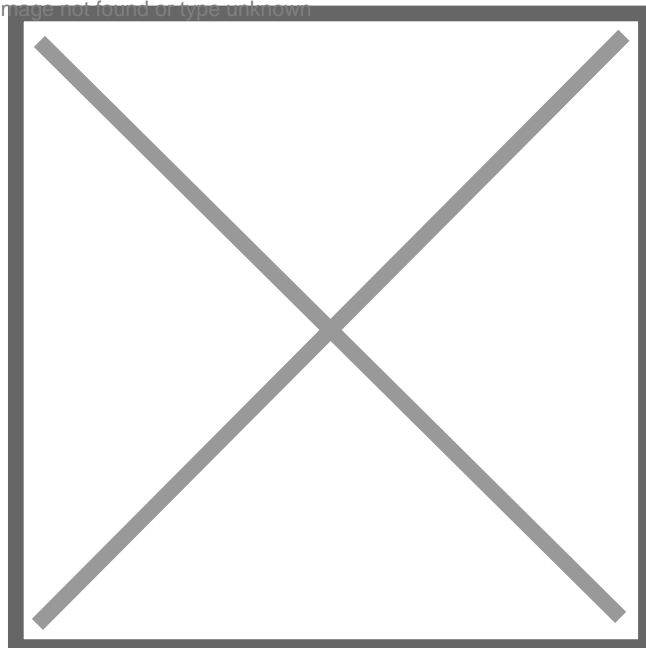


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## Die Immobilie



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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

Nestled in the typical hilly landscape around Lake Garda slumbers this jewel, which is currently being completely renovated and refurbished. The property is completely surrounded by a stone wall with ivy growth. High eucalyptus bushes give a lot of privacy and provide pleasant shade on hot days. A large pine tree as well as oleander and rose bushes decorate the Mediterranean garden. Through the electric gate you enter the driveway and courtyard area. From here you capture the historic building with its pretty blue shutters and wooden ornaments. Typical of these historic farms is the outdoor seating under a wooden staircase with massive old wooden beams. A charming corner with enough space to place a large dining table. A small apartment adjoins here and the wooden staircase leads to the floor above with two small living units. One to the left and one to the right. The so-called main house (piano terra-rialzato) has a rustic living area. In its center is the large open fireplace. To the right of it there is a parlor (room) which has been lined with wood and also has an open fireplace. Adjacent to the central living room is also the spacious eat-in kitchen. This is currently not furnished and without kitchen equipment. The hallway leads to the bathroom and laundry room. In this hallway there is another entrance, so from here you can also reach the apartment above separately from the central large living area. Currently, both units are connected to each other. The apartment above offers four rooms and a bathroom. In the south-eastern part there is a spacious first floor apartment (piano seminterrato) with direct exit to the garden. In front of it there is a covered outdoor seating area and an open wood-burning barbecue. The south-eastern garden area is lined by the tall eucalyptus bushes. Here, too, there is a covered outdoor sitting area with a wood-burning grill. The exit to the garden of the first floor apartment is overgrown in summer by a wisteria, which shines colorfully.



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## Ausstattung und Details

The building has a total of 6 apartments and can be marketed as a boutique apartment rental, as well as used privately.

Currently, all bathrooms are redone, the electrics in the house are brought up to date and the heating is renewed. The windows were already replaced about 10 years ago and are double glazed. The floors will all have new parquet flooring. The door frames and doors will be reworked by a specialist, so that the nostalgic charm is again emphasized and preserved. The color scheme is harmonious with the linen blue shutters and the provincial charm is reflected in all living spaces.

The sunny north-western part of the garden offers plenty of greenery on two terraces. A gazebo would be perfect here to create more reading and relaxing areas.

Small details like fountains, old stone steps and wood stoves make the property a lovely place with lots of potential.

The mature garden offers lovely areas and retreats throughout. The energies are very good and you feel the peace on the property from the first moment. You feel safe and the secluded corners invite you to lie comfortably in a deck chair to read a good book.

For the summer months, the beautiful round natural stone pool offers swimming fun for the whole family. An outdoor shower lined with mosaic tiles is incorporated into this part of the garden. The wooden edging of the pool has been completely renewed and is in perfect condition.

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## Alles zum Standort

Directly adjacent to the famous golf course in Costermano lies the enchanted rustico not far from the lake, in 5 minutes you can comfortably cycle to Garda by e-bike. Costermano offers many shopping facilities and the Costermedicalcenter, with physiotherapy and fitness facilities. There are many places of interest such as the German military cemetery - "Cimitero Tedesco". The sanctuary "Madonna del Soccorso" in Marciaga di Costermano. Optimal location for golfers: the Ca`Degli Ulivi golf course is within easy reach. CLIMATE The climate of Lake Garda is incredibly mild and temperate. The water is cool in summer and warmer in winter. The Lake Garda area has the characteristics of a "pre-alpine zero thermal oasis". It is a sub-Mediterranean climate, so mild and different from the other lakes that it can be called "Benaco climate". January is the coldest month with around 5° Celsius. The average winter temperature varies between 12 and 18 ° C and in summer between 24 and 30 ° C. Lago di Garda: Its ancient name was Lacus benacus from about 200 BC to 800 AD. The name is said to derive from an ancient deity called Benacus.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

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