

Torri Del Benaco – Gardasee

# Villa among the olives - Villa tra gli Ulivi

Objektnummer: IT23492709



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

WOHNFLÄCHE: ca. 271,5 m<sup>2</sup> • ZIMMER: 6 • GRUNDSTÜCK: 1.727 m<sup>2</sup>

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## Auf einen Blick

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Wohnfläche	ca. 271,5 m <sup>2</sup>
Bezugsfrei ab	nach Vereinbarung
Zimmer	6
Schlafzimmer	4
Badezimmer	5
Baujahr	2024

Haus	Einfamilienhaus
Provision	subject to commission
Gesamtfläche	ca. 533 m <sup>2</sup>
Nutzfläche	ca. 339 m <sup>2</sup>
Ausstattung	Terrasse, Schwimmbad

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## Auf einen Blick: Energiedaten

Heizungsart	Fussbodenheizung	Energieinformationen	BEDARF
Wesentlicher Energieträger	Luft/Wasser-Wärmepumpe	Energie-Effizienzklasse	A
Befuerung	Luft/Wasser-Wärmepumpe		



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## Die Immobilie





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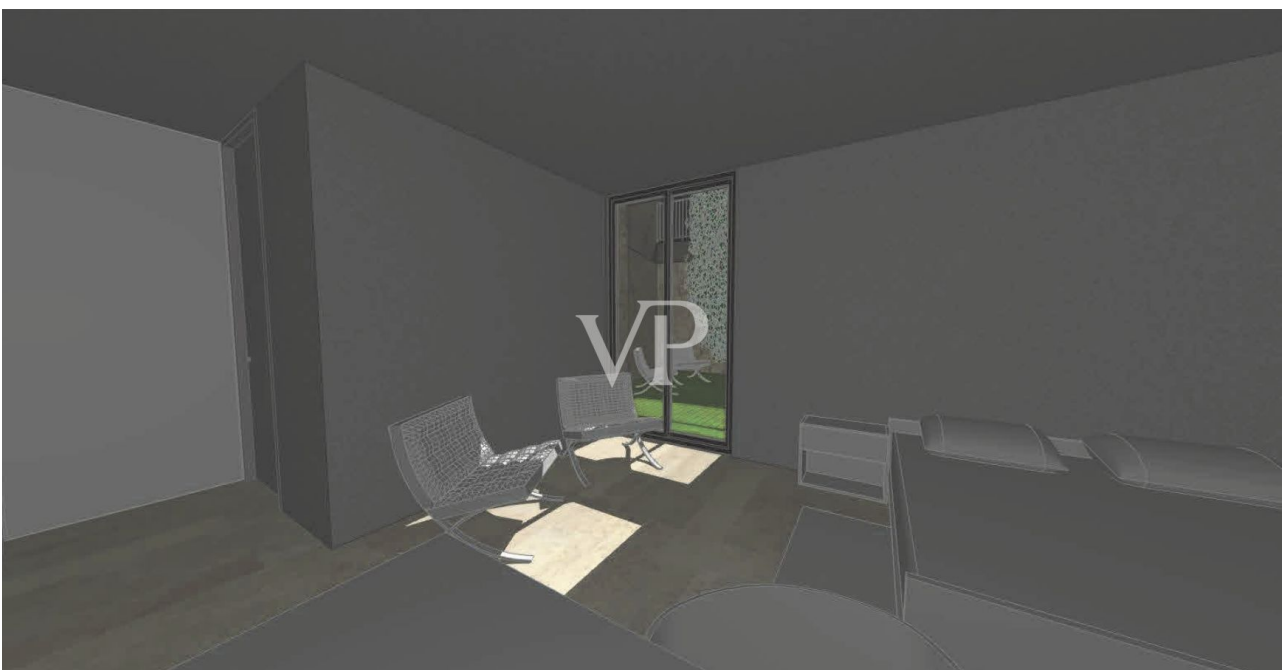
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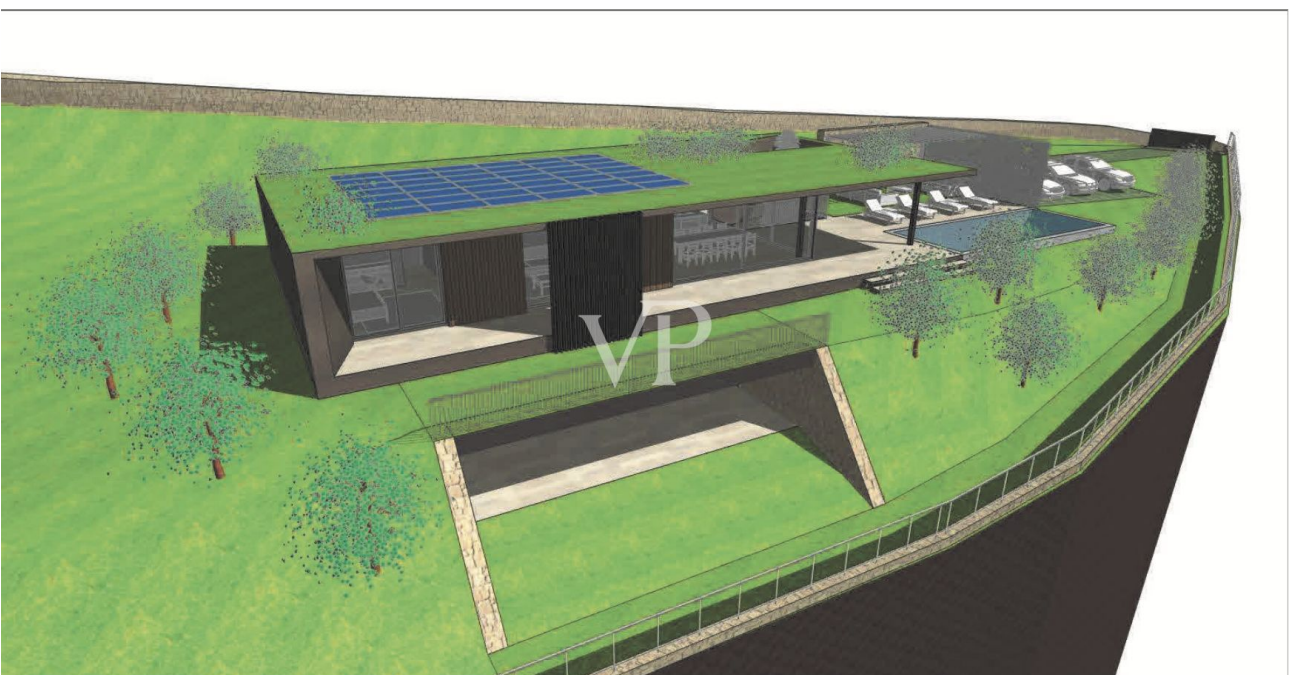
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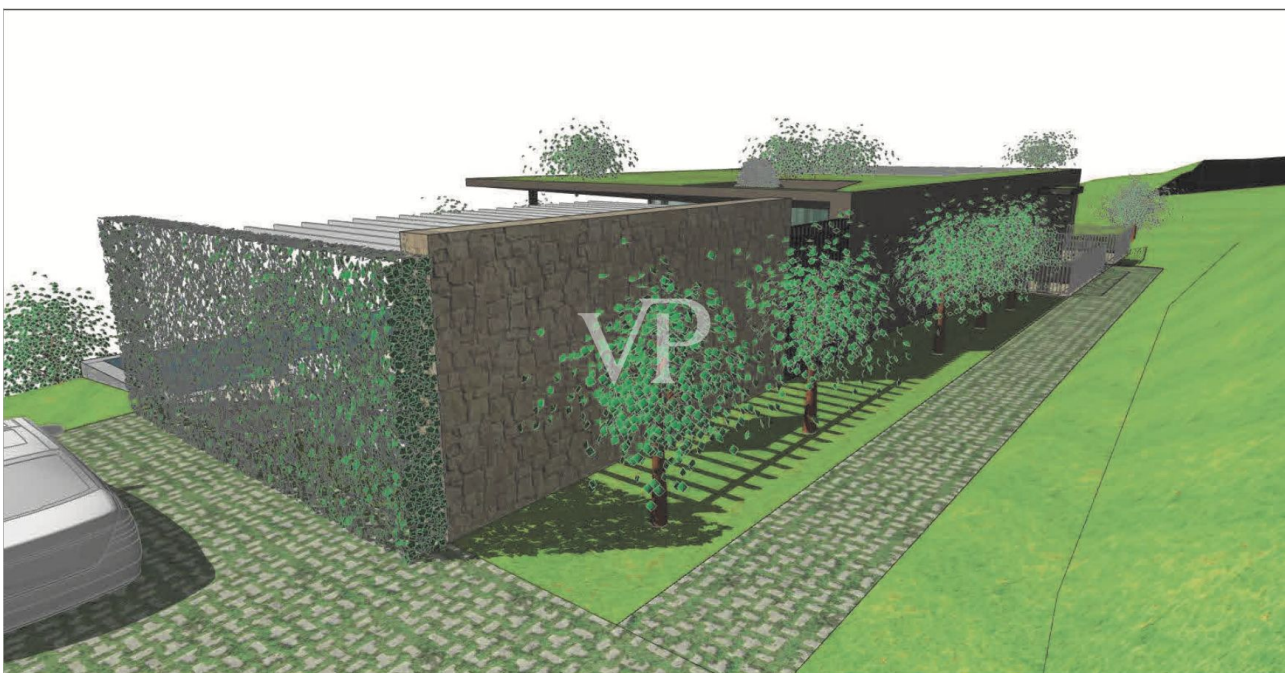
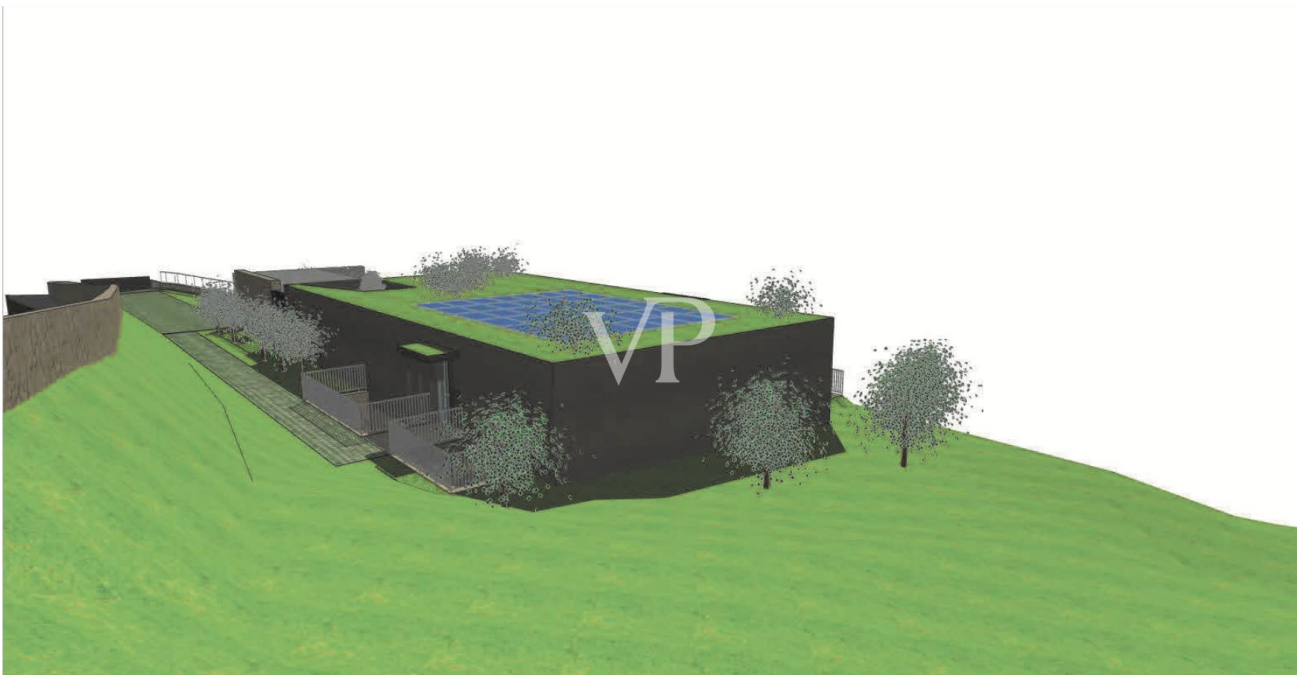
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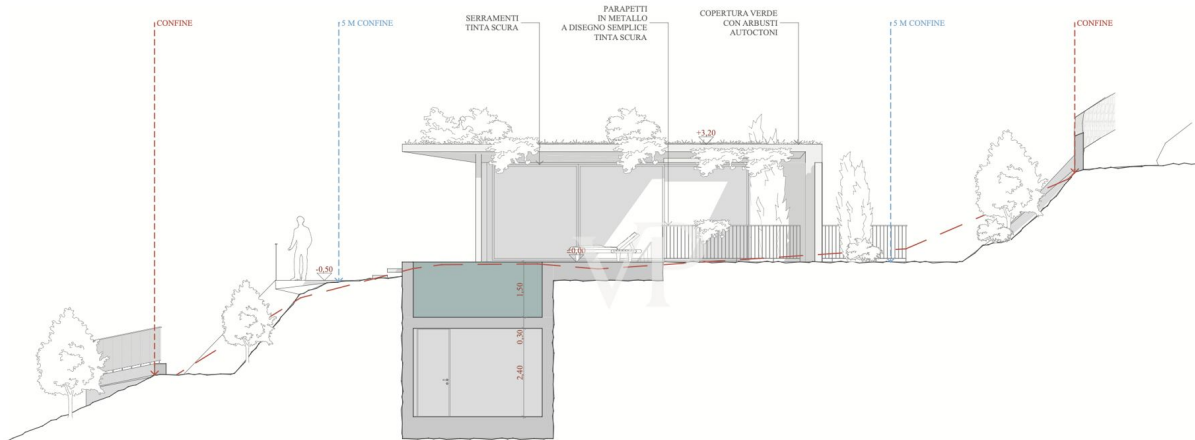


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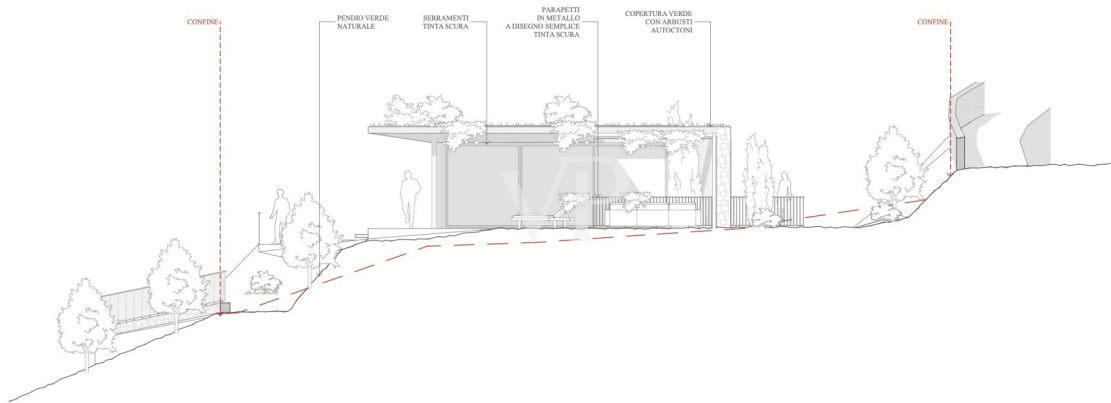
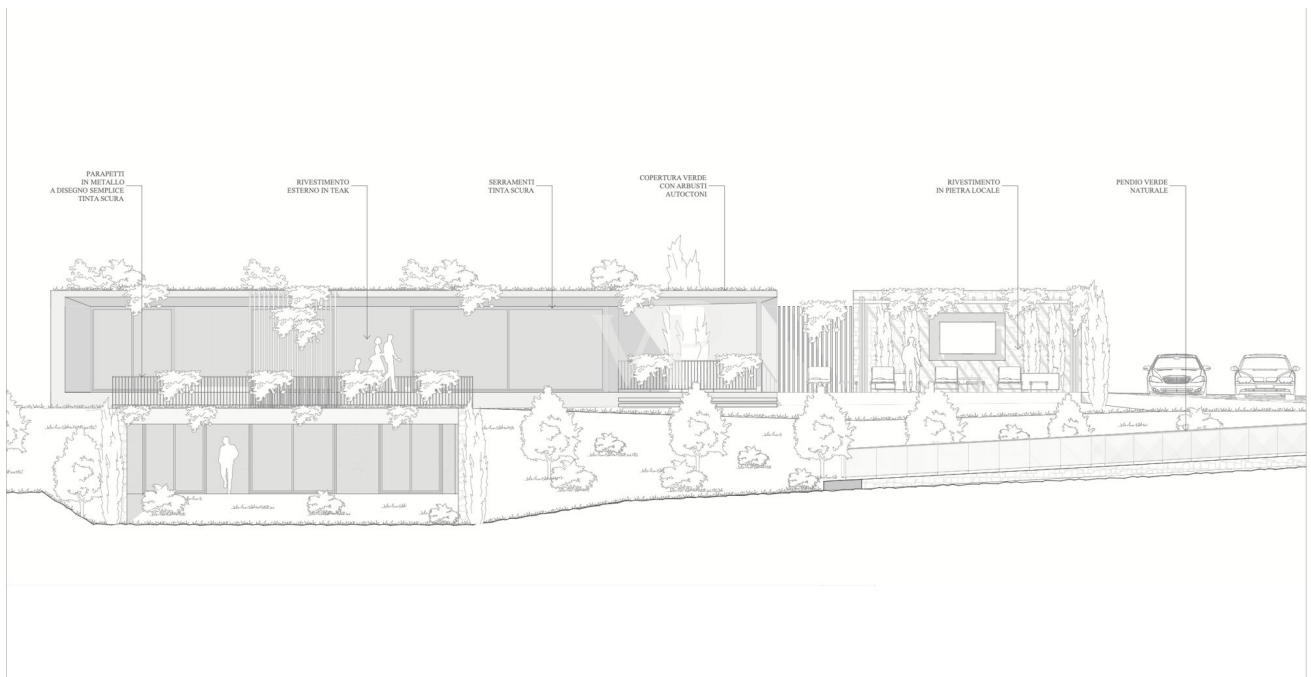






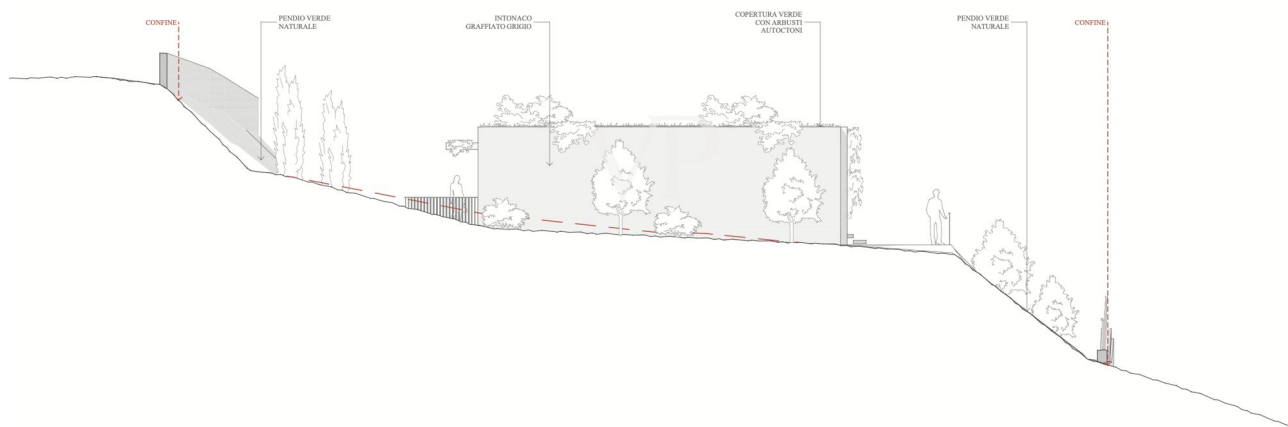
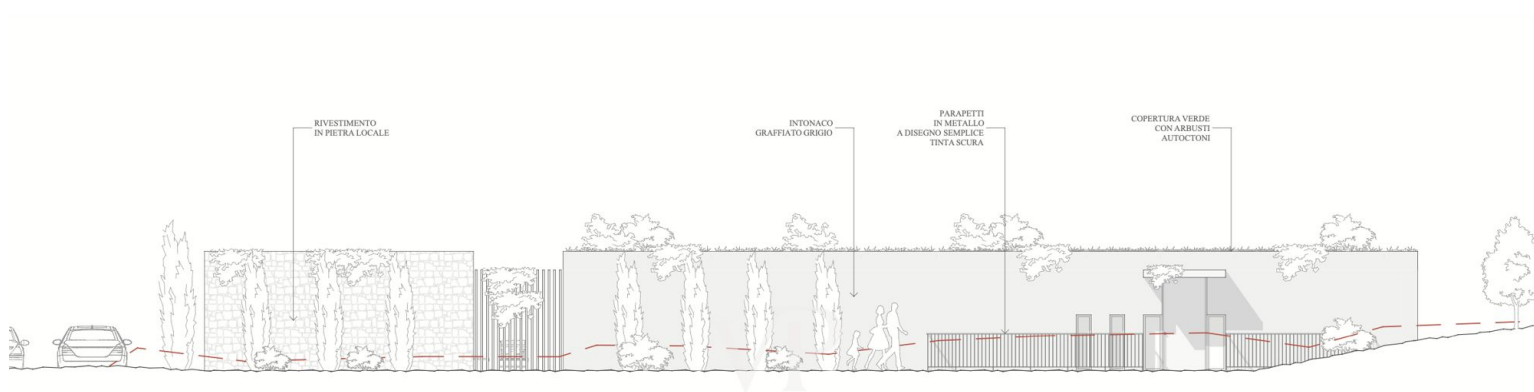
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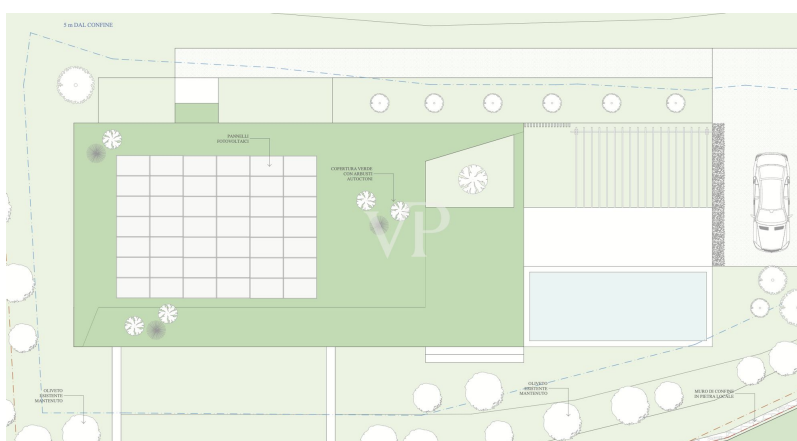
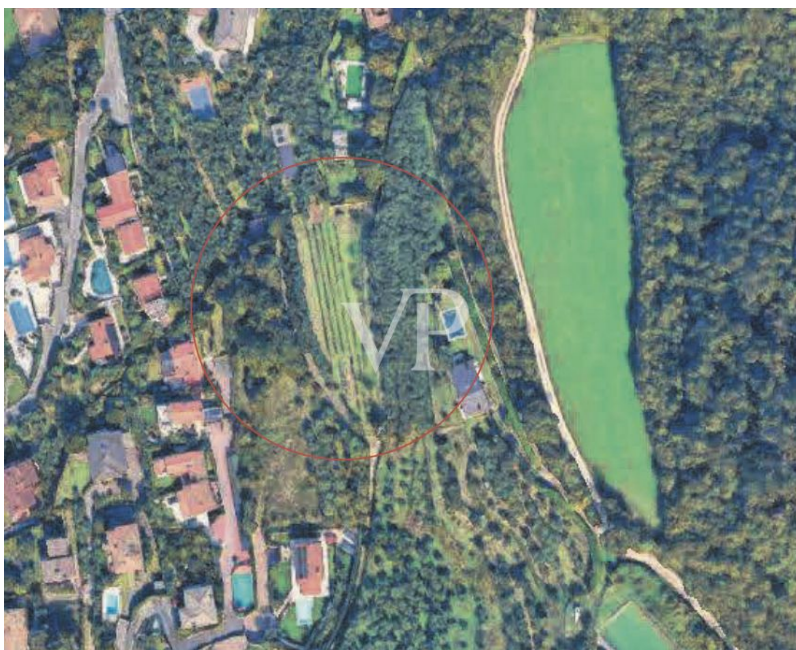
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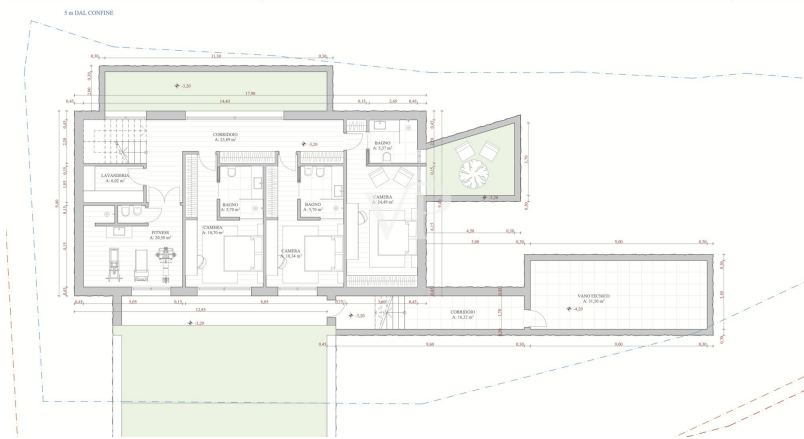
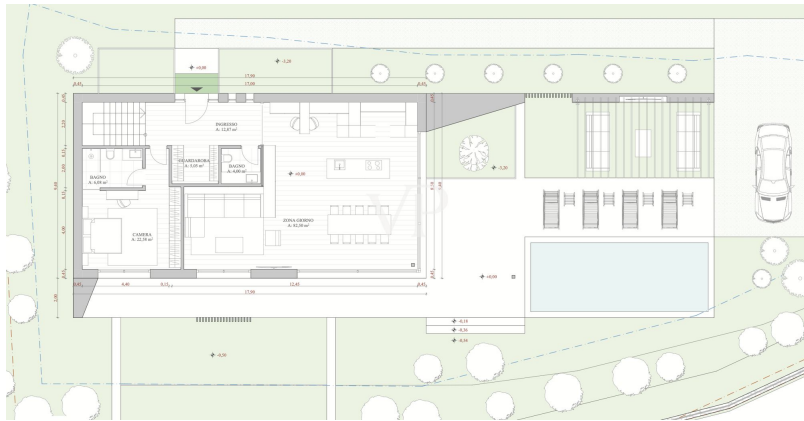




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## Grundrisse





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## Ein erster Eindruck

Newly built villa on a very well-kept plot with vines, olive grove and fruit trees. Two floors. Upper floor: living and dining area with large kitchen and pantry behind, large double bedroom with en-suite bathroom, guest WC and checkroom. Outdoor area with sunbathing lawn and pool Covered and open terrace areas Lower floor: Three double bedrooms with en-suite bathrooms, gym and further guest WC as well as a utility room A seating area with lighting is integrated into the patio.

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## Alles zum Standort

Anyone who has ever made the journey towards Albisano will understand that Albisano rightly bears its name as the 'Balcony of Lake Garda'. The small village of Albisano is about five kilometers from the municipality of Torri del Benaco, to which this idyllic place belongs. A historical center that is worth seeing. A special feature of this village is the small center with historical flair, which houses the tiny marketplace and a cozy café. Vis-à-vis this market place is the small chapel of Albisano, which attracts attention with many artistic details on the outside and inside. Moreover, it is extremely relaxing to watch the small stream next to the chapel, which springs from the mountains and runs its course all the way to Lake Garda. Albisano: The balcony of Lake Garda. However, the real flagship of Albisano are the viewpoints that offer unspoiled views of southern and central Lake Garda. The Italian poet Gabriele D'Annunzio already enjoyed these views in the 19th and 20th centuries and gave Albisano the apt nickname 'Balcony of Garda'. In fact, the church square located behind the parish church of Albisano is reminiscent of a terrace or balcony in maxi format, surrounded by shade trees. This ambience alone guarantees a feeling of well-being that vacationers will still be reveling in weeks later. But even more impressive is the view from these balconies and terraces, which in good weather reaches as far as Torri del Benaco. When the sun shines over Albisano, it is simply thrilling to take in large parts of Lake Garda. Because this sight exerts an unspeakable magic not only on nature lovers.



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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Christian Weissensteiner

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Largo Dante Alighieri, n.3 Salò

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

*To Disclaimer of von Poll Immobilien GmbH*

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