

Lazise / Colà – Gardasee

# High-Quality Apartment with lake view and pool in historic Villa

Objektnummer: IT244921167



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KAUFPREIS: 470.000 EUR • WOHNFLÄCHE: ca. 65 m<sup>2</sup> • ZIMMER: 3

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## Auf einen Blick

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Wohnfläche	ca. 65 m <sup>2</sup>
Bezugsfrei ab	nach Vereinbarung
Zimmer	3
Schlafzimmer	2
Badezimmer	2
Stellplatz	2 x Garage

Kaufpreis	470.000 EUR
Wohnungstyp	Etagenwohnung
Provision	Subject to commission
Gesamtfläche	ca. 115 m <sup>2</sup>
Nutzfläche	ca. 97 m <sup>2</sup>
Ausstattung	Terrasse, Schwimmbad

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## Auf einen Blick: Energiedaten

Heizungsart	Fußbodenheizung	Energieausweis	Bedarfsausweis
Wesentlicher Energieträger	Gas	Endenergiebedarf	83.40 kWh/m <sup>2</sup> a
Energieausweis gültig bis	10.05.2034	Energie-Effizienzklasse	C
Befuerung	Gas		



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## Ein erster Eindruck

In Colà of Lazise, overlooking Lake Garda, in a quiet location and exclusive ambience with swimming pool and large park, you can find this high-quality and elegant apartment with Lake View, which is part of a historic Villa. This fantastic apartment was completely renovated to a high standard in 2014. The apartment is located on the ground floor with garden, which invites you to linger and is divided as follows: On the ground floor: Spacious eat-in kitchen and living area with access to the garden with lake view, spacious master bedroom and one bathroom. Basement: An internal staircase leads to the basement, consisting of two rooms, one bedroom for guests and another reading/movie area with another bathroom. The villa is surrounded by a park which guarantees a high degree of privacy and the complex includes a recently renovated communal pool with sun terrace. The property is situated on a hill in a dominant position and offers a fantastic panoramic view of the Lake. The spacious double garage for 50.000€ complete this stunning apartment. It's the only double garage in the whole complex.

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## Ausstattung und Details

Equipment features:

- underfloor heating
- air conditioning
- fly screen sliding door and roller blinds with fly screens on all windows
- High quality windows (3-glazed)
- Natural stone floors in the living and sleeping areas, as well as in the bathrooms on the walls, as a worktop in the kitchen and as a staircase - all made from one block.
- Only double garage in the entire complex
- New pool in the park
- several restaurants within walking distance, as well as Supermarket, bank, post office, haberdashery in the immediate vicinity.
- 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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