

Bardolino – Gardasee

# Vacation home, Agriturismo, riding arena and B&B nestled in 3 hectares of olive grove

Objektnummer: IT244921214



KAUFPREIS: 2.600.000 EUR • ZIMMER: 12 • GRUNDSTÜCK: 26.000 m<sup>2</sup>

Objektnummer: IT244921214 - 37011 Bardolino – Gardasee

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## Auf einen Blick

Objektnummer	IT244921214	Kaufpreis	2.600.000 EUR
Bezugsfrei ab	nach Vereinbarung	Haustyp	Einfamilienhaus
Zimmer	12	Provision	Subject to commission
Schlafzimmer	8	Gesamtfläche	ca. 1.080 m <sup>2</sup>
Badezimmer	5	Nutzfläche	ca. 511 m <sup>2</sup>
Stellplatz	1 x Freiplatz, 1 x Garage	Ausstattung	Terrasse, Balkon

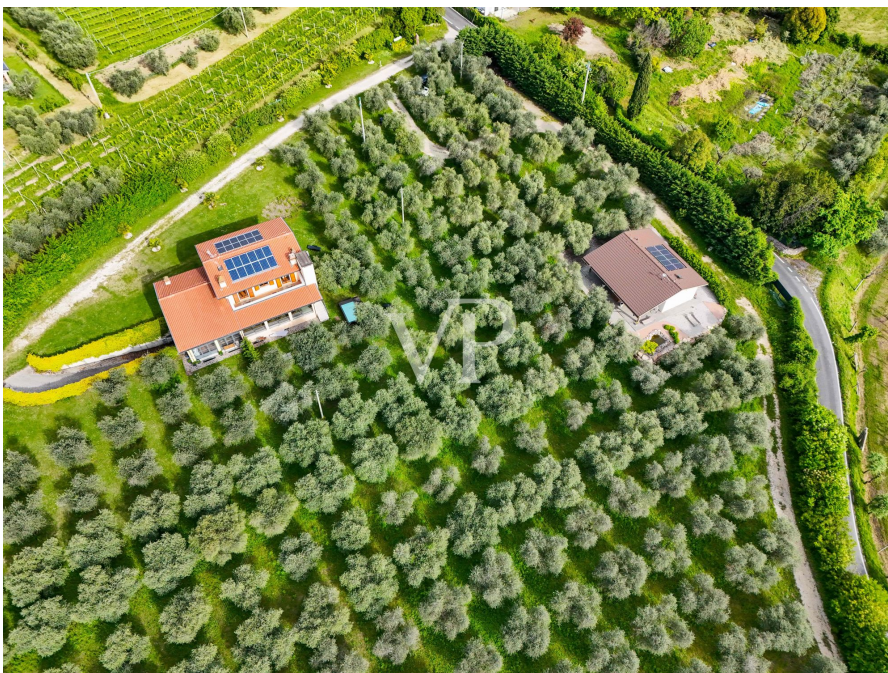
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## Auf einen Blick: Energiedaten

Wesentlicher Energieträger	Pellet	Energieausweis	Bedarfsausweis
Energieausweis gültig bis	01.05.2033	Energie-Effizienzklasse	B
Befuerung	Pelletheizung		

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## Die Immobilie



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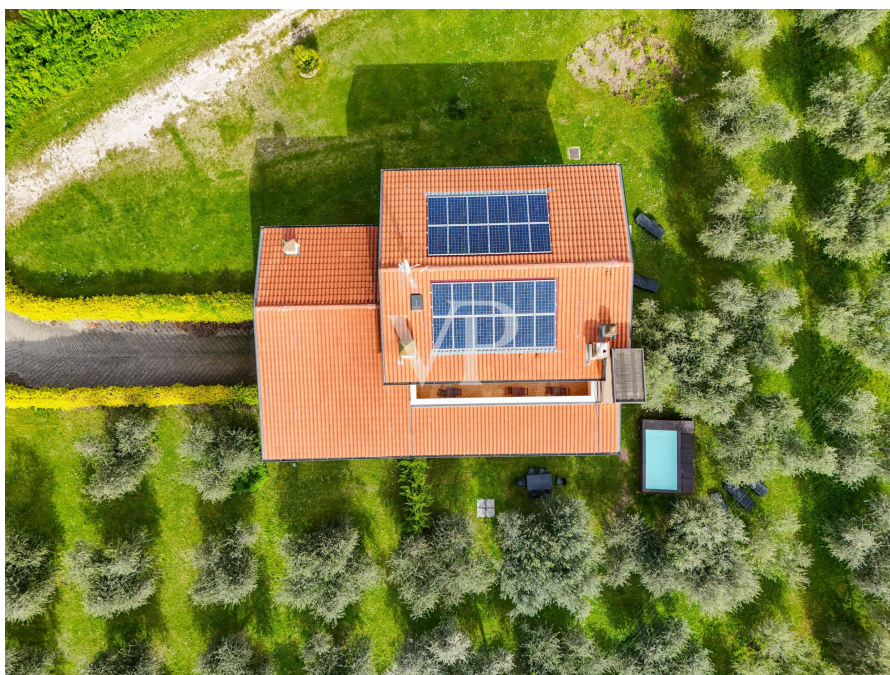
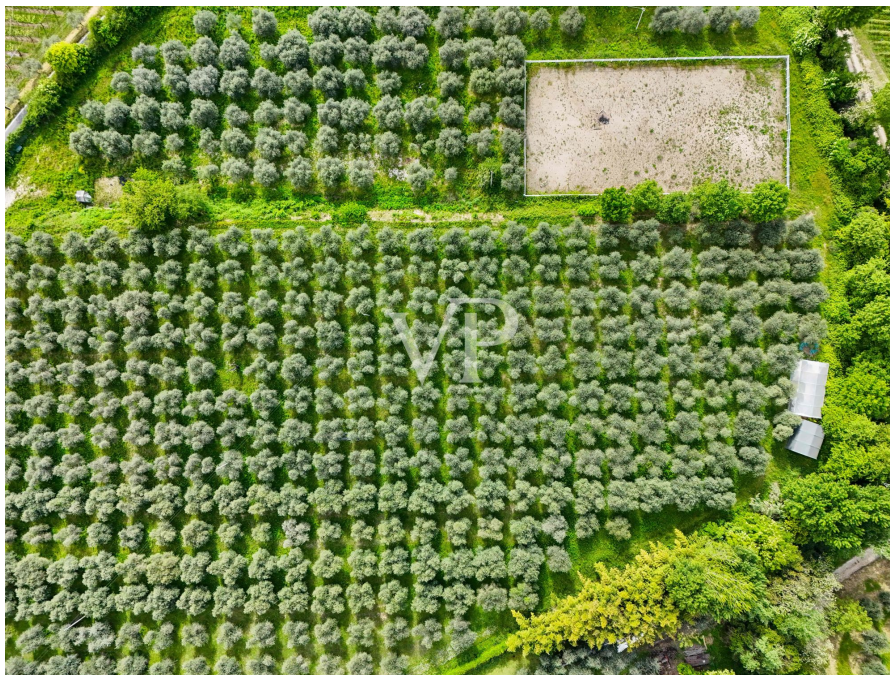
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## Ein erster Eindruck

Bardolino, immersed in the green, a few minutes from the town and the Lake we offer for sale this important property consisting of two independent units surrounded by an olive grove of almost three hectares (26.000 m<sup>2</sup>), all in a location that offers convenient and fast access to all the main resorts of Garda at any time of 'year. The main villa has three floors, two of which are above ground, and is divided mainly into two areas. The agriturismo area is used for tastings of the highly prized self-produced olive oil and offers a comfortable living room as well as two bedrooms, kitchenette and full, windowed bathroom. The B&B area is dedicated to tourist rentals during the summer period and offers a total of four double bedrooms, three bathrooms in addition to a large living room with direct access to both the eat-in kitchen and the covered terrace overlooking the greenery that surrounds the entire property. In the basement we find a generous garage divided mainly into three areas for a total of over 160 SQM. The 'property, in energy class B is equipped with a 6 kw photovoltaic system, high-efficiency pellet boiler and split with inverter served by heat pump. The second real estate unit, newly built detached house in energy class A4 developed on one floor, offers maximum living comfort as well as very high energy efficiency. The solution consisting of two bedrooms, full and windowed bathroom as well as living room and kitchen is equipped with 3 kw photovoltaic system and home automation system. All 'inside the property there is a sand riding field, of considerable size and recently built, complete with access and predisposition for water and electricity. All the greenery and more than 500 trees planted within the property are irrigated by an automated system which is also connected to the well with immersion pump with draft to 120 meters deep, there is also the possibility of giving in management the production of 'olive oil to third parties. For those who wish to expand the "Agriturismo" activity there is the possibility of building an additional 200 SQM of rustic annex connected to the activity of "agritourism". We look forward to receiving your request!

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## Alles zum Standort

Bardolino is one of the most beautiful and famous places on the Veneto side of Lake Garda. If you want to visit Bardolino and get to know its history and culture, you can spend a day in the picturesque old town. The houses of the historic center of Bardolino, built and inhabited by fishermen, were built in a herringbone pattern, one after the other, starting with the first house on the beach, which makes the center even more characteristic today. Tourists can find in Bardolino equipment for all water sports, sailing, rowing, windsurfing and for the most relaxing vacation sport: bathing in crystal clear waters and sunbathing on one of the beautiful beaches. Cycling and walking enthusiasts should not miss the lakeside promenade that connects Bardolino with Lazise on a pedestrian bike path of about 6 km. Local trattorias offer menus based on old recipes with fresh fish from the lake, accompanied by vegetables from the surrounding hills, dressed with local olive oil (the best in Italy, they say) and, above all, drunk with local wine: the fabulous Bardolino. The olive oil museum in nearby Cisano is also worth a visit. Lovers of hiking and biking should not miss the new Cammino di Bardolino, a hike through the vineyards of the region.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Christian Weissensteiner

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*To Disclaimer of von Poll Immobilien GmbH*

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