

Malcesine – Gardasee

House with 2 apartments near the Lake

Property ID: IT23492610



www.von-poll.it

PURCHASE PRICE: 895.000 EUR • LIVING SPACE: ca. 160 m² • ROOMS: 5

Property ID: IT23492610 - 37018 Malcesine – Gardasee

- At a glance
- The property
- Energy Data
- A first impression
- All about the location
- Contact partner

Property ID: IT23492610 - 37018 Malcesine – Gardasee

At a glance

Property ID	IT23492610
Living Space	ca. 160 m ²
Rooms	5
Bedrooms	3
Bathrooms	3

Purchase Price	895.000 EUR
Commission	Subject to commission
Total Space	ca. 187 m ²
Usable Space	ca. 160 m ²
Equipment	Terrace

Property ID: IT23492610 - 37018 Malcesine – Gardasee

Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	01.06.2032	Final Energy Demand	165.00 kWh/m ² a
Power Source	Gas	Energy efficiency class	G

Property ID: IT23492610 - 37018 Malcesine – Gardasee

The property



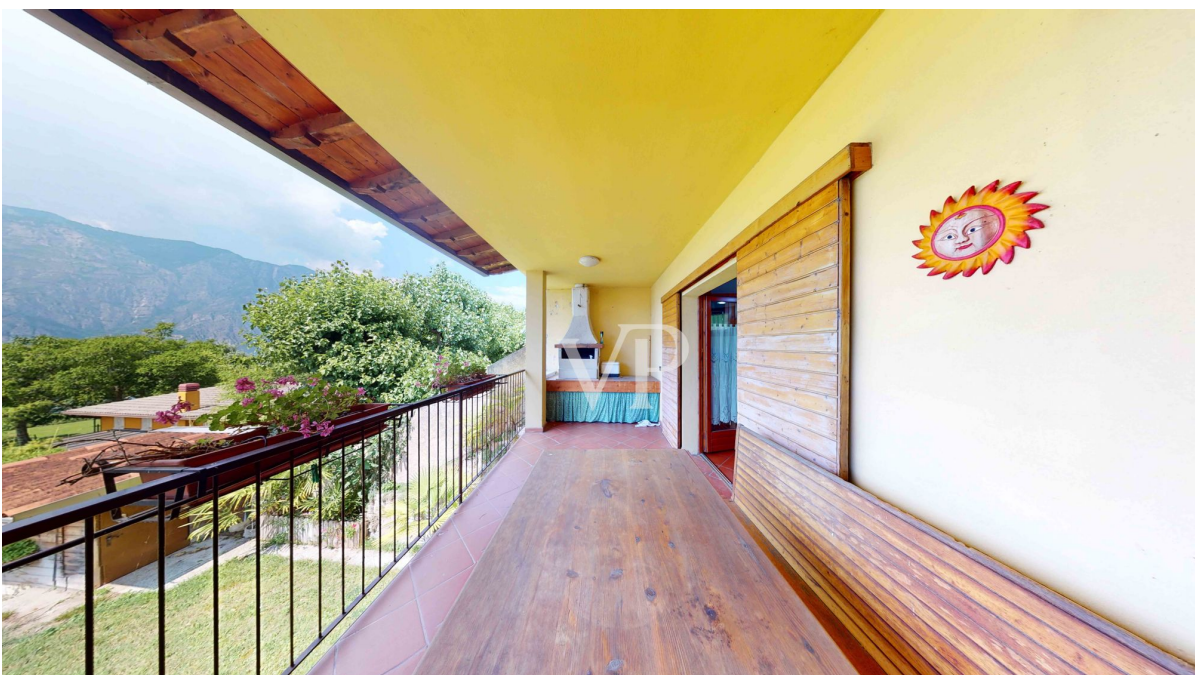
Property ID: IT23492610 - 37018 Malcesine – Gardasee

The property



Property ID: IT23492610 - 37018 Malcesine – Gardasee

The property



Property ID: IT23492610 - 37018 Malcesine – Gardasee

The property



Property ID: IT23492610 - 37018 Malcesine – Gardasee

The property



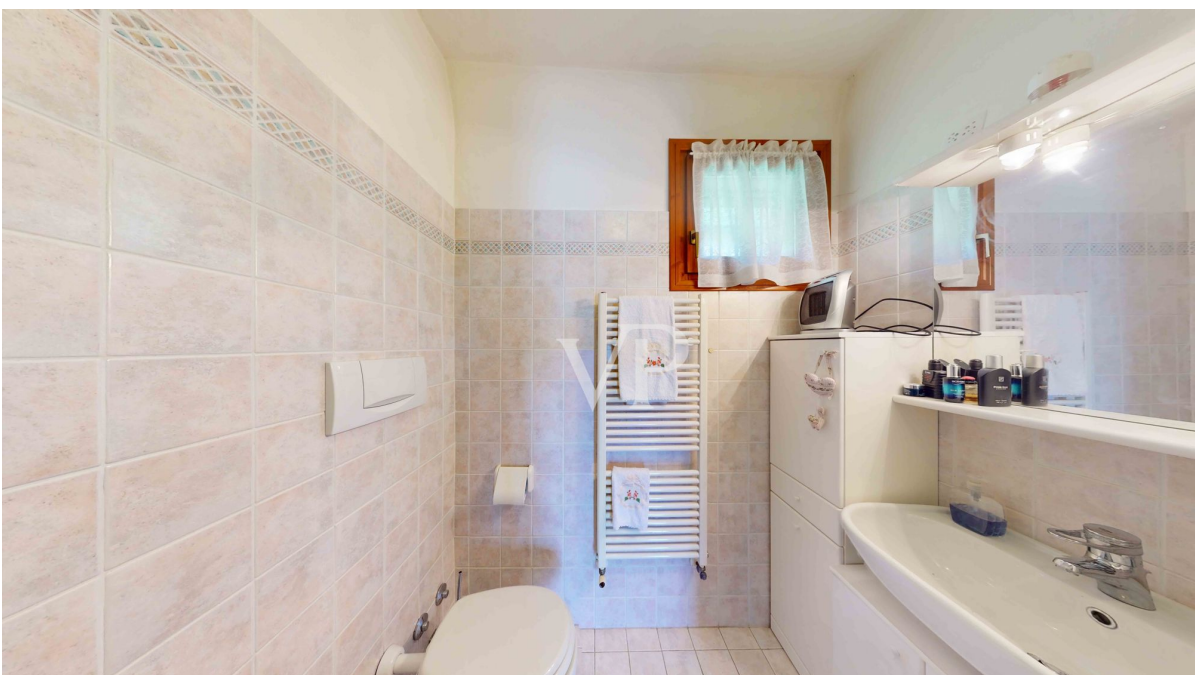
Property ID: IT23492610 - 37018 Malcesine – Gardasee

The property



Property ID: IT23492610 - 37018 Malcesine – Gardasee

The property



Property ID: IT23492610 - 37018 Malcesine – Gardasee

The property



Property ID: IT23492610 - 37018 Malcesine – Gardasee

A first impression

Close to the beach you can find this large corner row house with garden consisting of a 3-room apartment with terrace and a 2-room apartment with balcony. The property has on the 1st floor a beautiful view and partial lake view. The two apartment extend on the 1st floor and are accessible by the external staircase from the garden. The 3-room apartment consists of a kitchen-living room, 2 bedrooms and the bathroom with daylight window and the 2-room apartment consists of a living room with kitchenette, 1 bedroom and the bathroom. On the first floor there are 4 garages, 1 cellar, a bathroom and a storage room/hobby room with daylight window. The property is also ideal for tourist rental. We are looking forward for your request.

Property ID: IT23492610 - 37018 Malcesine – Gardasee

All about the location

Malcesine is located on the eastern shore of Lake Garda, directly at the foot of Monte Baldo. About 4,000 people live in the municipality, whose silhouette is dominated by the Scaliger Castle, which forms a very important part of the history of Malcesine. The landscape, shaped by the surrounding mountains and the gentle shore of the lake, also provides a unique contrast that few other towns on Lake Garda can match. The historic center of Malcesine is one of the most beautiful places on Lake Garda, with its small squares, arched passageways and bumpy cobblestone paths that almost all lead to the old port. South of the town center begins the beautiful lakeside promenade, along which you can walk to the lush Val di Sogno peninsula - past several beautiful swimming spots. North of the village there is a beach that bathers share with surfers and sailors. Like all towns on Lake Garda, the town has been inhabited since Roman times. Later, in the Middle Ages, it was the monks who developed the cultivation of vines and grafted olive trees to produce the oil that is still very popular today. The presence of so many churches testifies to the intervention of various ecclesiastical orders in the area. In 1450 the castle of Malcesine was built, which is still a fascinating attraction today. Among the most famous sights in Malcesine, in addition to the magnificent Scaligero Castle, are the Goethe Thermal Baths, which can be found in the castle courtyard, the Palazzo dei Capitani and the Church of Santo Stefano. The latter is an 18th century church built in the Baroque style. The Palazzo dei Capitani dates back to the 13th century and was built by the Scaligeri. In the palm garden, which extends to the lake shores, you can admire the biodiversity of the entire region. From Malcesine a cable car goes to Tratto Spino, a peak of Monte Baldo, 1760 meters high. Up here, you can enjoy a fabulous view of the lake nestled in mountain ranges. The mountain station is an ideal starting point for hikes or mountain bike tours in the huge mountain massif. A great offer of the municipality is the bus service, which was set up especially for vacationers during the summer months. The tourist bus leaves every hour from Malcesine and takes you, among other things, to the cable car on Monte Baldo. Tickets can be bought on the bus or in restaurants, stores and partner hotels.

Property ID: IT23492610 - 37018 Malcesine – Gardasee

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Largo Dante Alighieri, n.3 Salò

E-Mail: salo@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com