

Lazise / Colà – Gardasee

## Elegant apartment with lake view and pool in historic Villa

Property ID: IT23492693



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**PURCHASE PRICE: 295.000 EUR • ROOMS: 3**

Property ID: IT23492693 - 37017 Lazise / Colà – Gardasee

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## At a glance

Property ID	IT23492693
Available from	According to the arrangement
Rooms	3
Bedrooms	2
Bathrooms	1
Type of parking	1 x Garage, 20000 EUR (Sale)

Purchase Price	295.000 EUR
Commission	Subject to commission
Total Space	ca. 103 m <sup>2</sup>
Usable Space	ca. 92 m <sup>2</sup>
Equipment	Swimming pool

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## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	01.08.2029	Final Energy Demand	200.00 kWh/m <sup>2</sup> a
Power Source	Gas	Energy efficiency class	F

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## The property



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## The property



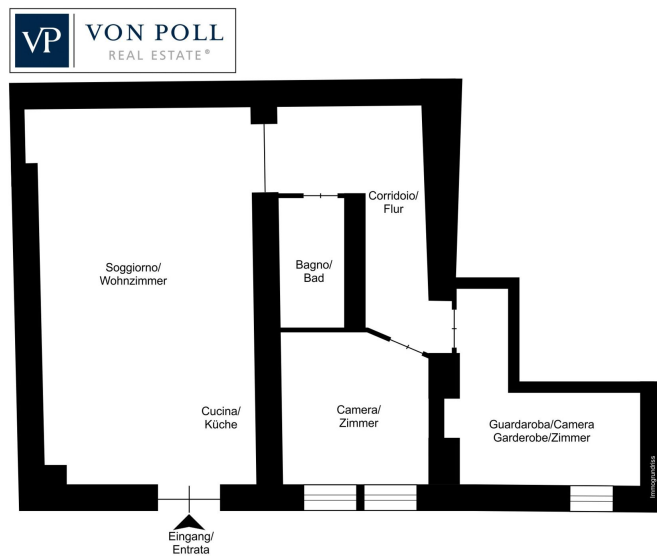
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## The property



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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

In the hinterland of Lazise, overlooking Lake Garda, in a quiet location and exclusive ambience with swimming pool and large park, you can find this elegant apartment, which is part of a historic villa. This dreamlike villa was completely renovated in 1998. The apartment is located on the first floor with garden and is divided as follows: Spacious living area with kitchen with access to the garden with lake view, master bedroom, guest bedroom and the bathroom and hallway area. The villa is surrounded by a park of approximately 20,000 square meters, which guarantees a high level of privacy and a large communal pool with sun terrace and other common areas. The property is located on a hill in a dominant position and offers a fantastic panoramic view of the lake. A single garage for 25.000€ completes the offer.

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## Details of amenities

- The villa dates back to 1880 and during the redevelopment new housing units were preserved, taking into account the protection of historical monuments. Accordingly, the apartment is a listed building.
- The apartment is heated with methane gas heating.
- The property is also interesting for tourist rental.

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## All about the location

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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## Contact partner

For further information, please contact your contact person:

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