

Lazise / Colà – Gardasee

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

Property ID: IT244921167



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**PURCHASE PRICE: 470.000 EUR • LIVING SPACE: ca. 65 m<sup>2</sup> • ROOMS: 3**

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## At a glance

Property ID	IT244921167	Purchase Price	470.000 EUR
Living Space	ca. 65 m <sup>2</sup>	Commission	Subject to commission
Available from	According to the arrangement	Total Space	ca. 115 m <sup>2</sup>
Rooms	3	Usable Space	ca. 97 m <sup>2</sup>
Bedrooms	2	Equipment	Terrace, Swimming pool
Bathrooms	2		
Type of parking	2 x Garage		

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	83.40 kWh/m <sup>2</sup> a
Energy certificate valid until	10.05.2034	Energy efficiency class	C
Power Source	Gas		

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## A first impression

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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## Details of amenities

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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## 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:

Christian Weissensteiner

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Largo Dante Alighieri, n.3 Salo

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

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