

Lazise – Gardasee

# Detached villa with large garden in Lazise

Property ID: IT242941248



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 1.200.000 EUR • LIVING SPACE: ca. 240 m<sup>2</sup> • ROOMS: 16 • LAND AREA: 1.200 m<sup>2</sup>**

Property ID: IT242941248 - 37017 Lazise – Gardasee

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT242941248 - 37017 Lazise – Gardasee

## At a glance

Property ID	IT242941248	Purchase Price	1.200.000 EUR
Living Space	ca. 240 m <sup>2</sup>	Commission	subject to commission
Available from	According to the arrangement	Total Space	ca. 400 m <sup>2</sup>
Rooms	16	Usable Space	ca. 0 m <sup>2</sup>
Bedrooms	6	Equipment	Terrace, Fireplace
Bathrooms	4		
Year of construction	1970		

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## Energy Data

Power Source

Gas

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## The property





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Property ID: IT242941248 - 37017 Lazise – Gardasee

## Floor plans

MODULARO  
F. 74 (art. 487)

MINISTERO DELLE FINANZE  
DIREZIONE GENERALE DEL CATASTO E DEI SS.TT.EE.  
**CATASTO EDILIZIO URBANO** (R.D.L. 13-4-1939, n. 652)

MOD. 81 (CEU)  
LIRE  
500

Planimetria di u.i.u. in Comune di LAZISE via S.P. VERONA-LAGO CIV. ....

260  
64  
274  
Strada Provinciale

PIANO SEMINTERRATO

GARAGE  
11-230

ORIENTAMENTO

SCALA Di 1: 200

Dichiarazione di N.C.   
Denuncia di variazione

Identificativi catastali  
F. 54  
n. 4 sub. 4

Compilata da INGEGNERE  
(Firma) MUNARI NARCISO

Isritto all'albo de INGEGNERI  
della provincia di VERONA  
data 08/03/94 Firma [Signature]

RISERVATO ALL'UFFICIO  
21 MAR. 1994  
2818



MODULARIO  
F. fog. 1000/1000

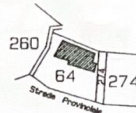


MINISTERO DELLE FINANZE  
DIREZIONE GENERALE DEL CATASTO E DEI S.S.T.T.E.E.  
**CATASTO EDILIZIO URBANO** (RDL 13-4-1939, n. 652)

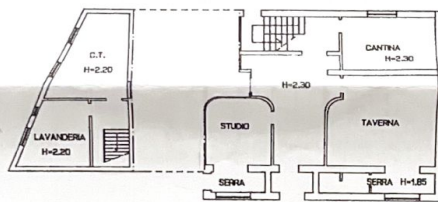
MOD. BN (CEU)

LIRE  
500

Planimetria di u.i.u. in Comune di LAZISE via S.P. VERONA-LAGO civ. \_\_\_\_\_



**PIANO SEMINTERRATO**



ORIENTAMENTO



SCALA DI 1: 200

Dichiarazione di N.C. <input type="checkbox"/>	Compilata dal <u>INGEGNERE</u>	RISERVATO ALL'UFFICIO
Denuncia di variazione <input checked="" type="checkbox"/>	(Titolo, cognome e nome) <u>MUNARI NARCISO</u>	<u>5 MAR 1998</u>
Identificativi catastali	Inscritto all'albo de <u>INGEGNERI</u>	<u>3812</u>
F. <u>5</u>	della provincia di <u>VERONA</u>	
n. <u>64</u> sub <u>5</u>	data <u>08/03/94</u> Firma _____	

MODULARIO  
Fig. 1000 4/87

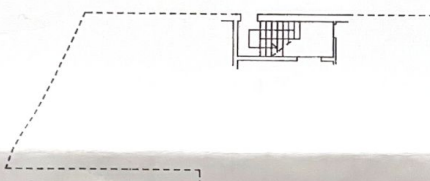
MINISTERO DELLE FINANZE  
DIREZIONE GENERALE DEL CATASTO E DEI S.S.T.T.E.E.  
**CATASTO EDILIZIO URBANO** (RDL 13-4-1939, n. 652)

MOD. BN (CEU)  
LIRE 500

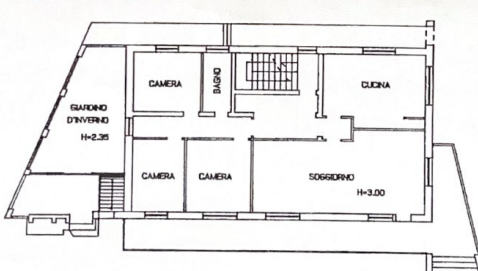
Planimetria di u.i.u. in Comune di LAZISE via S.P. VERONA-LAGO civ. \_\_\_\_\_


260  
64 274  
Strada Provinciale

**PIANO SEMINTERRATO**



**PIANO RIALZATO**



ORIENTAMENTO  
  
SCALA Di 1: 200

Dichiarazione di N.C. <input type="checkbox"/> Denuncia di variazione <input checked="" type="checkbox"/>	Compilata dal <b>INGEGNERE</b> (Titolo, cognome e nome) <b>MUNARI NARCISO</b> Inscritto all'albo de <b>INGEGNERI</b> della provincia di <b>VERONA</b> data <b>08/03/94</b> Firma <i>[Signature]</i>	RISERVATO ALL'UFFICIO 31 MAR 1994 2818
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MODULARIO  
7 fig. rend. 487

MINISTERO DELLE FINANZE  
DIREZIONE GENERALE DEL CATASTO E DEI S.S.T.T.E.E.  
**CATASTO EDILIZIO URBANO** (RDL 13-4-1939, n. 652)

MOD. 8M (CEU)  
LIRE 500

Pianimetria di u.i.u. in Comune di LAZISE via S.P. VERONA-LAGO civ. \_\_\_\_\_

**PIANO SEMINTERRATO**

**PIANO RIALZATO**

**PIANO PRIMO**

ORIENTAMENTO

SCALA DI 1: 200

Dichiarazione di N.C.   
Denuncia di variazione

Compilata dal INGEGNERE  
(Titolo, cognome e nome)  
MUNARI NARCISO

Iscritto all'albo de INGEGNERI  
della provincia di VERONA  
data 08/03/94 Firma [Firma]

RISERVATO ALL'UFFICIO

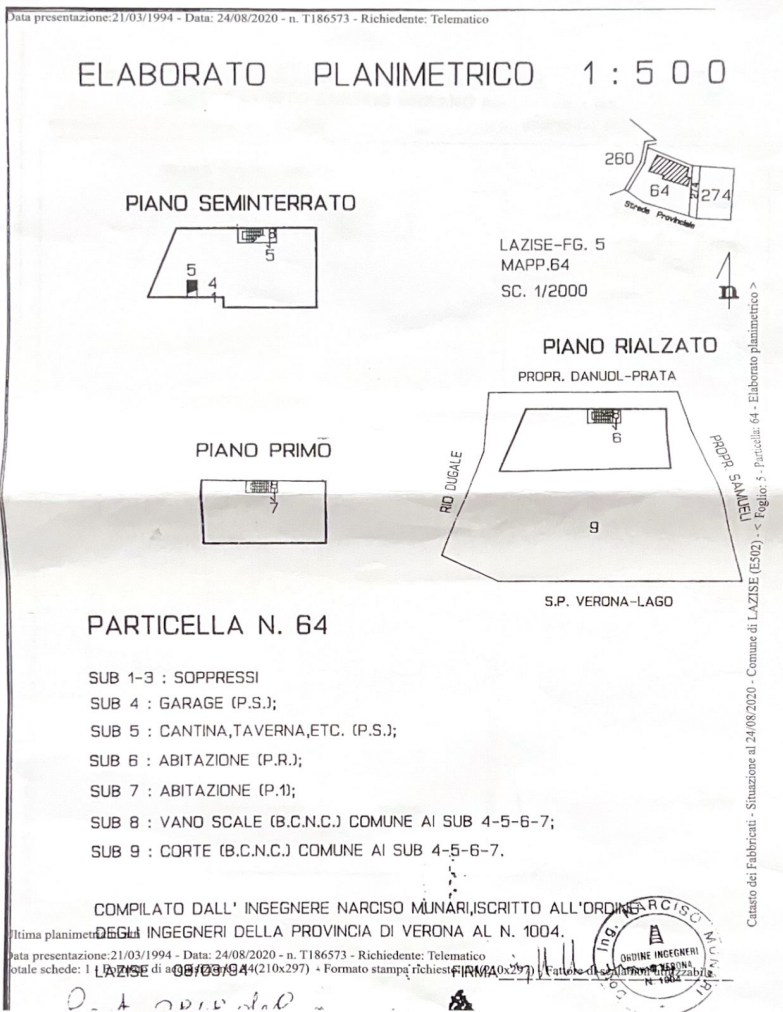
318

**STATO ATTUALE**

**STATO MODIFICATO**

Room dimensions and areas (m²):

- camera: mc. 11,92; mc. 12,36; mc. 14,14
- bagno: mc. 5,74; mc. 3,92
- cucina: mc. 15,59
- soggiorno: mc. 35,55
- area: mc. 0,434; mc. 0,434; mc. 0,278



This floor plan is not to scale. The document was prepared by Von Poll. For this reason, we cannot guarantee the accuracy of the information.



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## A first impression

Located in the enchanting setting of Lazise, this detached villa offers a unique living experience for those seeking space, comfort and privacy. Built in 1970 and subsequently renovated in 2000, the property is in good living condition, ready to welcome new owners with no immediate need for further work. The villa has a net area of about 240 m<sup>2</sup>, distributed on several levels for a total of 16 rooms, creating a spacious and versatile living environment. Inside it has 6 comfortable bedrooms and 4 bathrooms, making it ideal for a large family or for those who want separate spaces for guests. The presence of a fireplace adds a touch of warmth and atmosphere to the living area, turning it into a perfect retreat during cold winter evenings. In addition, the villa has a cozy terrace and balcony that offer picturesque views and outdoor spaces to relax or entertain. The basement offers additional possible uses, as storage space or a hobby area. The property is also characterized by its private outdoor space, which allows you to enjoy the tranquility and beauty of the landscape of Lazise, one of the most sought-after and appreciated locations for its strategic location near Lake Garda and its historic charm. This villa represents a rare purchase opportunity for those looking for an exclusive home ready to start a new chapter of life in one of the most beautiful regions of Italy.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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