

Desenzano Del Garda

# Historic jewel - exclusive vacation resort with style!

Property ID: IT244921428



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LIVING SPACE: ca. 1.100 m<sup>2</sup> • LAND AREA: 1.420 m<sup>2</sup>

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## At a glance

Property ID	IT244921428	Purchase Price	On request
Living Space	ca. 1.100 m <sup>2</sup>	Commission	subject to commission
		Total Space	ca. 1.250 m <sup>2</sup>

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## Energy Data

Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

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## The property



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## Floor plans



Piano Terra - Villetta 2



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1. ingresso
2. cucina
3. soggiorno
4. area pranzo
5. parking esterno

Piano Primo - Villetta 2



LEGENDA

6. camera matrimoniale
7. bagno
8. corridoio

Piano Terra - Villetta 3



LEGENDA

1. ingresso
2. cucina
3. soggiorno
4. area pranzo
5. parking esterno

Piano Primo - Villetta 3



LEGENDA

6. camera matrimoniale
7. seconda camera da letto
8. bagno
9. corridoio







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

Welcome to Cascina Madergnago, a prestigious vacation complex of only 10 units in a former farmhouse/settlement dating back to the 1700s. Situated in the beautiful surroundings of the Parco Naturale del Monte Corno, quiet yet close to the town. The entire property was completely renovated/refurbished in 2017/2018 and has been operated as a vacation complex with residential use but not as a hotel or guesthouse since 2019/2020. Large, bright rooms, stylish furnishings and original architecture are the special features of this residential complex.

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## Details of amenities

Cascina Madergnago consists of a total of 10 residential units, which are laid out in the style of maisonette apartments. There are a total of:

- One 5-room apartment
- Two 4-room apartments
- Six 3-room apartments
- One 2-room apartment

Each apartment has a private garden and a cellar compartment. The apartments are fully equipped. Each apartment has autonomous heating and air conditioning.

The communal property includes a large heated pool, sunbathing area, children's playground and reception.

The underground garage houses the washing machines for general use, the pool equipment and materials as well as a charging station for an electric car. There are plans to extend the underground car park, which has already been approved, so that there will be space for around 20 vehicles. Apartments 5-10 have a parking space in front of the entrance.

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## All about the location

Located in beautiful Desenzano del Garda, the capital of Lake Garda, the Cascina Madergnago estate is situated right next to the Parco Naturale del Monte Corno nature park. Founded in 2006, this park extends over 514 hectares between Lonato, Desenzano and Lake Garda, on the Gulf of Padenghe. The landscape is characterized by rolling hills, small rural settlements harmoniously blended with forests. Surrounded by vineyards, olive groves and fields with enchanting views of Lake Garda. The park of Monte Corno gives the complex "Cascina Madergnago" a unique and enviable position, ideal for trips and excursions on foot or by bike, directly from the front door and from a refreshing dip in the lake you are only about 400 meters away. The center of Desenzano del Garda, one of the most fascinating places on Lake Garda, is only 800 meters away. Here you will find everything that makes a stay in Italy perfect. Beach, very good restaurants with excellent Italian cuisine, countless boutiques that make every woman's heart beat faster and, of course, pure history! There are also many concerts and exhibitions and the weekly market for original bargains. Distances: Verona airport approx. 35 km Milan Bergamo airport approx. 80 km Milano Linate airport approx. 110 km Verona approx. 40 km Brescia approx. 35 km Milan approx. 120 km



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## Contact partner

For further information, please contact your contact person:

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