

Tignale – Gardasee

Characteristic Rustico with approved project

Property ID: IT22415377



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PURCHASE PRICE: 199.000 EUR • LIVING SPACE: ca. 47 m² • ROOMS: 2 • LAND AREA: 1.000 m²

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At a glance

Property ID	IT22415377	Purchase Price	199.000 EUR
Living Space	ca. 47 m²	Commission	Subject to commission
Rooms	2	Total Space	ca. 125 m²
Bedrooms	1	Condition of property	Needs renovation
Bathrooms	2	Usable Space	ca. 77 m²
		Equipment	Terrace

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Energy Data

Energy certificate valid until	01.11.2032	Energy Certificate	Energy demand certificate
		Final Energy Demand	200.00 kWh/m²a
		Energy efficiency class	G

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The property



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A first impression

For nature lovers: In the quietest location and surrounded by nature and still near to the centre you can find this characteristic rustico, for which there is an approved project for the new construction / renovation of the property. The rustico is nestled in a plot of about 1,000m² and is reached pleasantly, with an asphalt side road with its own entrance gate. The property extends over 2 floors + attic and was used as an agricultural building. The rustico could be divided as follows: In the basement: a spacious double room of about 17m², bathroom, as well as the entrance area with internal staircase leading to the first floor. On the first floor could be realized the kitchen-living room with another bathroom, as well as an inviting terrace, which invites you to linger and relax. From the terrace and part of the property, you can enjoy the great view of Lake Garda. Clearly, in a new construction / renovation, the interior layout can be designed individually. The rustico has ample space for parking vehicles. Ideal for people who want to enjoy their stay on Lake Garda independently and in peace and have always dreamed of a characteristic rustico.

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All about the location

The Rustico is located about 1km from Gardola, which is the largest village of Tignale. There you can find restaurants, pharmacy, bars, supermarket, bank and so on. Tignale is located in the heart of the Alto Garda Bresciano Park and extends to the shores of the lake. From the Pra dela Fam beach to the historic olive groves in the hills and the six small villages that make up the municipality, Tignale offers breathtaking views that imprint themselves in the hearts and eyes of those who pass by. The sight par excellence is the Sanctuary of the Madonna di Montecastello, which stands on a limestone rock overlooking the lake. Its privileged position offers visitors unique and spectacular views: the view sweeps from the high peaks of Monte Baldo to the peninsula of Sirmione. Tignale is known, among other things, for its gentle tourism and for its pleasant climate above Lake Garda.

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Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Largo Dante Alighieri, n.3 Salò

E-Mail: salo@von-poll.com

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