

Tremosine – Gardasee

## Villa with many possibilities. Main house with three independent apartments.

CODE DU BIEN: IT23492586



SURFACE HABITABLE: ca. 215 m<sup>2</sup> • PIÈCES: 7 • SUPERFICIE DU TERRAIN: 1.612 m<sup>2</sup>

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## En un coup d'œil

CODE DU BIEN	IT23492586
Surface habitable	ca. 215 m <sup>2</sup>
Disponible à partir du	Selon l'arrangement
Pièces	7
Chambres à coucher	5
Salles de bains	6
Année de construction	1977
Place de stationnement	5 x Autre

Type de bien	Maison multifamiliale
Commission pour le locataire	subject to commission
Surface de plancher	ca. 0 m <sup>2</sup>
Aménagement	Terrasse, Piscine, Cheminée, Balcon

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## Informations énergétiques

Chauffage	Huile	Certification énergétique	Diagnostic énergétique
Certification énergétique valable jusqu'au	19.09.2027	Consommation d'énergie	203.00 kWh/m <sup>2</sup> a
Source d'alimentation	Combustible liquide	Classement énergétique	E

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## La propriété



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## Une première impression

This villa with pool is located in an exposed position in the tranquil Arias, near Tremosine. Those who seek tranquility can decelerate here ideally and enjoy nature. The villa offers many possibilities. Once the large apartment on the upper floor is available. A wraparound all-glass balcony offers a spectacular view of the sparkling blue of Lake Garda and provides wind protection even on cool days, so you can enjoy the outdoors until late autumn. A kitchen with exit to the balcony, two bedrooms and a bathroom are also available on this floor. Also a guest toilet.

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## Détails des commodités

In the lower part of the house, which is also accessible at ground level because the building was built into the slope, there are three independent apartments. Ideal also for renting. All apartments are equipped with kitchen and bathroom.

In the courtyard space there is also a large room that is used as a utility room and cellar. The outside area offers space for up to 5 cars.

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## Tout sur l'emplacement

Tremosine is a picturesque village and municipality in the province of Brescia, in the Italian region of Lombardy. It is situated high above Lake Garda and offers breathtaking views of the lake and the surrounding mountains. The narrow, winding streets and historic buildings give the town a charming and authentic character. Tremosine is a popular destination for nature lovers and outdoor enthusiasts. The surrounding area offers numerous hiking and mountain biking trails that wind through the spectacular landscape. The village has a rich history dating back to the Middle Ages. There are several historic churches and chapels to visit, including the impressive 17th century parish church of San Giovanni Battista. The local cuisine is also worth a visit, with traditional dishes such as pasta with anchovies and olive oil.



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## Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

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