

Costermano sul Garda – Veneto

Wonderful view on the bay of Garda - beautiful  
surrounding development in mediterranean nature  
and own production of olive oil

CODE DU BIEN: IT23492630\_2



SURFACE HABITABLE: ca. 151,5 m<sup>2</sup> • PIÈCES: 7 • SUPERFICIE DU TERRAIN: 3.150 m<sup>2</sup>

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## En un coup d'œil

CODE DU BIEN	IT23492630_2
Surface habitable	ca. 151,5 m <sup>2</sup>
Disponible à partir du	Selon l'arrangement
Pièces	7
Chambres à coucher	4
Salles de bains	5
Année de construction	2023

Type de bien	Maison individuelle
Commission pour le locataire	commissionable
Surface total	ca. 492 m <sup>2</sup>
Surface de plancher	ca. 162 m <sup>2</sup>
Aménagement	Terrasse, Piscine

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## Informations énergétiques

Type de chauffage	Chauffage par le sol	Certification énergétique	Diagnostic énergétique
Chauffage	Pompe à chaleur hydraulique/pneumatique	Consommation d'énergie	20.00 kWh/m <sup>2</sup> a
Certification énergétique valable jusqu'au	27.07.2033	Classement énergétique	A
Source d'alimentation	Pompe à chaleur hydraulique/pneumatique		

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## Une première impression

Villa degli Olivi: Fantastic view on the bay of Garda - beautiful surrounding development in Mediterranean nature. Large cultivated olive grove of proportionally approx. 3.149,91 square meters with own oil production. Villa B: Projected new construction of a villa on two floors with swimming pool (approx. 60 m<sup>2</sup>) and carport. The building permit is available and it can be started immediately. The large plot is very quiet, without direct neighbors, secluded and surrounded by olive trees. The central connection to the village offers many amenities such as quick access from Affi, shopping facilities, pharmacy and a gas station.

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## Détails des commodités

### Garden floor:

Open living area with kitchen and dining room, with beautiful views to the outdoor terrace, nestled in the olive grove. The villa is designed for open plan living, with plenty of light and space for free expression, always focusing on the beautiful view of the Mediterranean nature. On the upper floor it offers a gross living area of approximately 91.40 square meters.

A guest toilet, a checkroom and the master bedroom with en suite bathroom are also located on this floor. The terrace offers a covered area on the side of the entrance, like a portico typical for Mediterranean villas, leads from the north along the complete front side of the villa (sea side) and merges on the south side to an open seating area (approx. 51m<sup>2</sup>).

### Lower Floor:

This floor offers approximately 102.70 square meters of gross living space which is divided as follows:

From the two bedrooms there is also a ground level exit to a beautifully landscaped outdoor terrace of approximately 173.76 m<sup>2</sup>. This is projected behind the building under the landscaped area of the upper floor. Thus, an independent terrace area is designed, which serves for pleasant shading and creates a quiet zone. The bedrooms have a great source of light due to the floor-to-ceiling windows. Both bedrooms are designed with en suite bathrooms. The fitness room is located between the two rooms and could of course also be used as a third bedroom, as there is also a bathroom available here.

The uncovered terrace area of the villa totals approximately 385.80 square meters and the covered portion another approximately 80.94 square meters.

A spacious basement and utility room and a wine cellar complete the comfort (total approx. 46.23 m<sup>2</sup> ).

The large carport is located on the north side of the property, on which the pool is arranged. From the appealing sunbathing area with approx. 37.70 square meters you have a wonderful lake view.



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## Tout sur l'emplacement

Costermano sul Garda. Idyll in the hinterland with breathtaking lake view! The small community is located in the hinterland of Lake Garda, not far from Garda. Here you can spend your vacation in peace and quiet and yet you are not far from the lake. The four hamlets of Albarè, Castion Veronese, Costermano and Marciaga are idyllically distributed in the rolling hills, Monte Baldo and Monte Brione are close and the provincial capital Verona is also within easy reach. There are great lake views from the property and Costermano is a great place to live in nature. One has created many great hiking trails through vineyards and olive groves, which are very well signposted.

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## Contact

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

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