

Bardolino – Bardolino

# Villa with fantastic Lake View in the proximity of the historic center

**CODICE OGGETTO: IT244921300**



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**SUPERFICIE NETTA: ca. 161 m<sup>2</sup> • VANI: 7**

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## A colpo d'occhio

CODICE OGGETTO	IT244921300
Superficie netta	ca. 161 m <sup>2</sup>
DISPONIBILE DAL	Previo accordo
Vani	7
Camere da letto	6
Bagni	4

Casa	Casa unifamiliare
Compenso di mediazione	Subject to commission
Superficie lorda	ca. 271 m <sup>2</sup>
Caratteristiche	Terrazza

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## Dati energetici

Tipologia di riscaldamento	a pavimento	Certificazione energetica	Diagnosi energetica
Riscaldamento	Gas	Consumo energetico	50.00 kWh/m <sup>2</sup> a
CERTIFICAZIONE ENERGETICA VALIDO FINO A	01.07.2024	Classe di efficienza energetica	B
Fonte di alimentazione	Gas		

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## La proprietà



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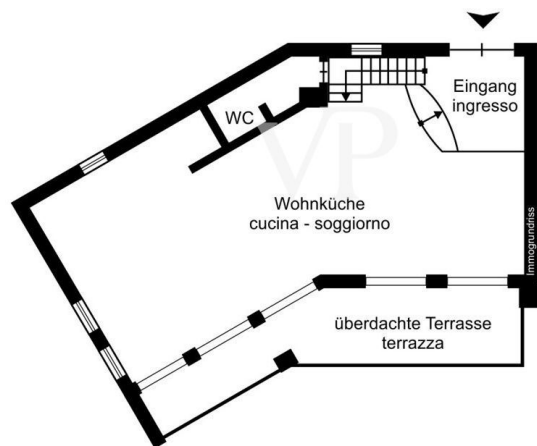
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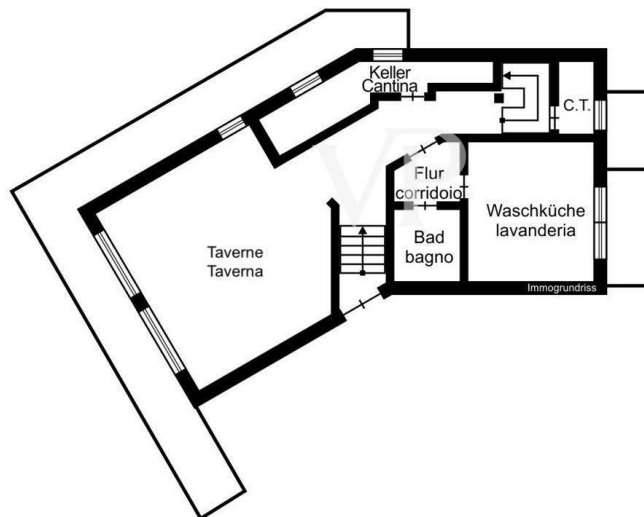
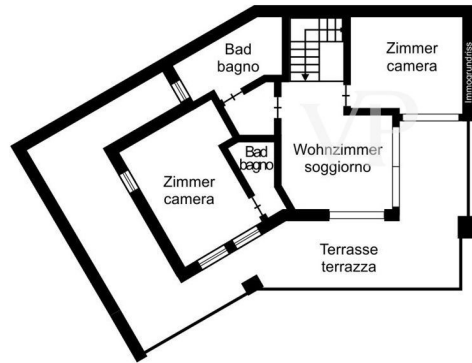
## La proprietà

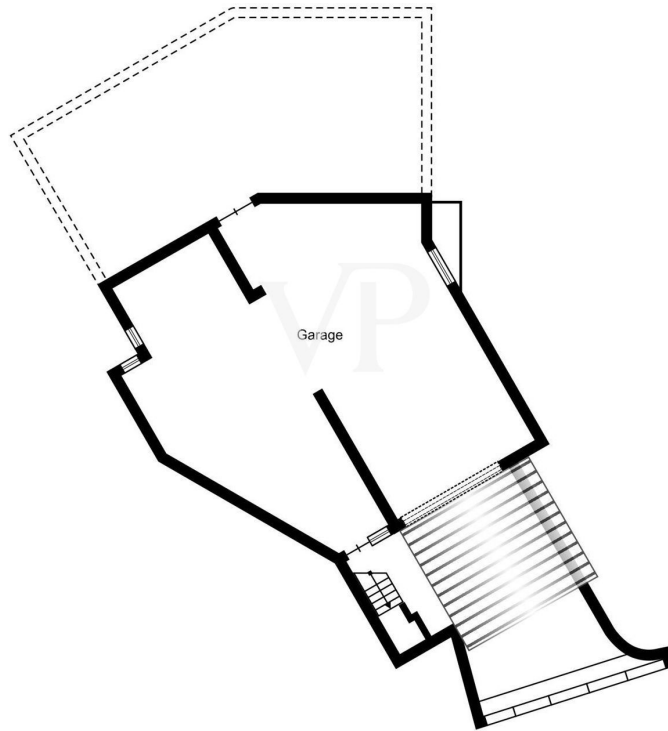


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## Planimetrie







Questa pianta non è in scala. I documenti ci sono stati dati dal cliente. Per questo motivo, non possiamo garantire la precisione delle informazioni.



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## Una prima impressione

In close proximity to the historic center of Bardolino and in a quiet location is this elegant Villa with fantastic views of the lake and the port of Bardolino. The Villa is designed in timeless style with high quality in combination with natural materials such as stone, typical for Lake Garda creating a high level of privacy and an oasis of well-being. The property extends over three floors and is divided as follows: On the ground floor we find the spacious and bright living area with kitchen with large windows to enjoy the Lake View and a service toilet. The covered terrace and garden are accessible from both the living area and the kitchen to experience the Lake and the exterior of the property to the fullest. Going up to the second floor we find three rooms from which there is access from each room to the terrace with breathtaking Lake View. The main room has a Bathroom en suite and the other two rooms have another large bathroom with access to the terrace. The wide floor height with wooden beams give a special charm to the rooms and the terrace invites to relax and enjoy the time at Lake Garda. In the basement extend 3 more rooms with an atrium with a wolf's mouth, a very convenient storage room, bathroom and the technical room. From there there is access to the garage with approx. XXqm. In the courtyard behind the house we find other parking spaces for at least two cars that in case could still be enlarged. From there we find the second access to the Villa with an electric entrance door. The other access to the property is on the other side from the Garage. There is the possibility of building a swimming pool. An outline project has already been drawn up in this regard. The characteristics of this property such as the fantastic lake view, the proximity to the center, the independent solution, the size of the interior of the house and terraces, as well as the good condition of the property, make it a very interesting and hard to find solution in Bardolino.

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## Tutto sulla posizione

Bardolino is one of the most beautiful and famous places on the Veneto side of Lake Garda. If you want to visit Bardolino and get to know its history and culture, you can spend a day in the picturesque old town. The houses of the historic center of Bardolino, built and inhabited by fishermen, were built in a herringbone pattern, one after the other, starting with the first house on the beach, which makes the center even more characteristic today. Tourists can find in Bardolino equipment for all water sports, sailing, rowing, windsurfing and for the most relaxing vacation sport: bathing in crystal clear waters and sunbathing on one of the beautiful beaches. Cycling and walking enthusiasts should not miss the lakeside promenade that connects Bardolino with Lazise on a pedestrian bike path of about 6 km. Local trattorias offer menus based on old recipes with fresh fish from the lake, accompanied by vegetables from the surrounding hills, dressed with local olive oil (the best in Italy, they say) and, above all, drunk with local wine: the fabulous Bardolino. The olive oil museum in nearby Cisano is also worth a visit. Lovers of hiking and biking should not miss the new Cammino di Bardolino, a hike through the vineyards of the region.

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## Partner di contatto

Per ulteriori informazioni, si prega di contattare la persona di riferimento:

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