



## Villa for Sale in Polpenazze del Garda

€ 1.900.000

Ref. CBI119-1337-147



### 900 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 14

Villa with spectacular lake view and prestigious park of 20,000 sqm. The Villa that we are presenting is located in the heart of Valtenesi, a prestigious area of Lake Garda, in the immediate vicinity of the prestigious Garda Golf Club in Soiano del Lago, a land of olive oil of the highest quality and important for wine production, it is in fact compared to French Provence for the cultivation of prized grapes that give life to important rosé wines.

The Villa stands on the top of a hill overlooking the lake, with a unique and enchanting panoramic view of the entire lower Garda area. The doors and windows frame splendid landscapes, from the Sirmione peninsula to the Brescian and Venetian shores of the Lake and, in the centre, snow-capped Mount Baldo in winter.

The Villa, built in 1979, has fine finishes and unique architecture, characterised on the outside by 23 scenic columns forming the portico around the house.

The park of about 20,000 square metres is spread over three large crags facing the lake, and on the second there are two small brick buildings for sheltering tools. Nearby there is also a well that supplies water to a sophisticated irrigation system for the Park.

At the entrance, through the main gate of the Villa, we are greeted by the large portico from which we enter the living area, with a large living room, a kitchen, a large service room, a bathroom and the door leading to the lower floor. Still on the ground floor, an important corridor leads to the master bedroom with en suite bathroom, two other large bedrooms and a further bathroom make up the sleeping



area.

On the basement floor we find an 80sqm flat, a large garage of equal size and other rooms used as a tavern, music room, library and gym.

The villa, although in good condition, is in need of renovation. A project approved by the competent authorities (municipality and superintendence) for the reconstruction of the building, carried out by a prestigious Padua studio, is available in our offices, which also envisages the construction of an outdoor swimming pool and one inside the building. Furthermore, as shown in the photo renderings displayed, we have assumed a renovation of the villa without substantial modifications, thus limiting the overall investment.

Polpenazze is a small municipality of Valtenesi, lying on the hills between Puegnago Sul Garda, Manerba del Garda and Soiano del Lago. Its particular morphology makes it the largest producer of olive oil in Valtenesi and the main centre of Gropello, Marzemino, San Giovese and Barbera vines. Every year, the famous Chiaretto Fair is celebrated, a rosé wine that is particularly appreciated and known throughout the world.

The area is served by cycle paths for walking and running, and in recent years has become the realm of mountain biking, with many people from all over the world being attracted to it thanks to its multifaceted routes and breathtaking views of the lake.

## Certification

**Energy Class:** G

## Property Informations

<b>Address:</b> via Lago Lucone	<b>Bedrooms:</b> 4
<b>Bathrooms:</b> 4	<b>Rooms:</b> 14
<b>Internal condition:</b> Be Restored	<b>---&gt; data_operazione &lt;---:</b> 0000-00-00
<b>---&gt; esclusiva &lt;---:</b> 1	<b>:</b> 0000-00-00
<b>Floor:</b> On two-levels	<b>Total floors:</b> 2
<b>Date of construction:</b> 1979	<b>Current Status:</b> Free at the deed
<b>Terrace:</b> Present, 90 sq.m	<b>Garden:</b> Private, 20.000 sq.m
<b>Sea distance:</b> 5.000 meter	<b>Kitchen:</b> Regular Kitchen
<b>Garage:</b> Quadruple, 80 sq.m	



**Realroi**

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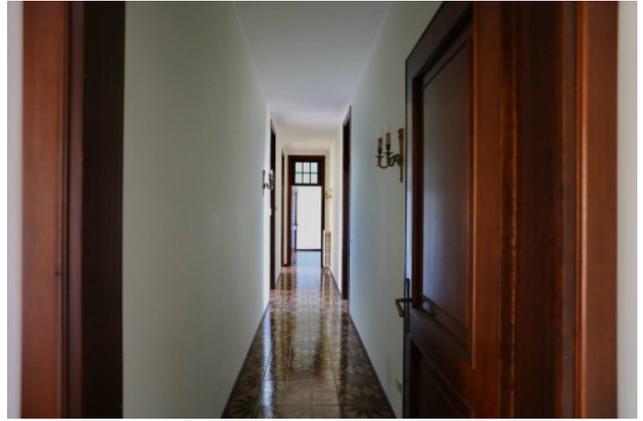
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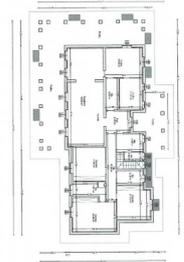


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Pianta Piano Terra



Pianta Piano Primo