



## Villa for Sale in Gargnano

€ 2.500.000

Ref. CBI119-1337-578



**434 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10**

In Gargnano, in a panoramic position of rare beauty overlooking the lake and immersed in an exclusive residential area consisting exclusively of villas, we offer for sale a prestigious property built in the 1970s, characterized by authentic charm and extraordinary potential.

The villa, with a floor area of approximately 350 m<sup>2</sup> and surrounded by a large private garden of approximately 2,000 m<sup>2</sup>, is currently inhabited year-round and is in good general condition.

Every room in the house opens onto breathtaking views: the lake view is expansive and commanding from every point in the garden and from all the rooms, both on the ground floor and upstairs.

In the flattest part of the park, perfect for a relaxation area, it is possible to create a generously sized swimming pool, ideally an infinity pool with an unparalleled lake view.

The current internal layout features the living and sleeping areas on the first floor, while the ground floor houses utility rooms, technical spaces, and accessory rooms.

The property is located in a residential area offering an extremely prestigious setting. The gated and private residence, accessible only by two entrances, guarantees privacy and security.

This villa represents a rare opportunity for those wishing to create an exclusive home on Lake Garda, with a scenic view, great tranquility, and a substantial plot of land.

Located on the western shore of Lake Garda, Gargnano is a charming town nestled in the Alto Garda Bresciano Park, where nature, views, and tranquility blend in perfect harmony. An authentic lakeside village of rare beauty, it offers breathtaking views, privacy, and



discreet elegance, in a high-end residential setting with a mild climate year-round.

Founded in 1906 in San Francisco, Coldwell Banker is one of the world's most prestigious real estate networks, with over 3,000 offices in 40 countries. The Global Luxury brand represents excellence in the luxury sector, offering tailored services and international marketing strategies, synonymous with trust, expertise, and a global vision.

Headquartered at Piazza Malvezzi 23 in Desenzano del Garda, Coldwell Banker Realroi specializes in the sale of luxury properties on Lake Garda and in the Lombardy hinterland. It combines local experience and global marketing to offer discreet, personalized, and high-quality service, focusing on quality, design, and the local area's heritage.

## Certification

Energy Class: F

## Property Informations

**Address:** località San Giacomo

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 10

**Internal condition:** Good

**---** data\_operazione **----**: 0000-00-00

**---** esclusiva **----**: 1

: 1653.95

: 0000-00-00

**Floor:** On two levels

**Total floors:** 2

**Date of construction:** 1973

**Current Status:** Available after the deed of sale

**Balconies:** Present, 33 sq.m

**Terrace:** Present, 33 sq.m

**Garden:** Private, 2.000 sq.m

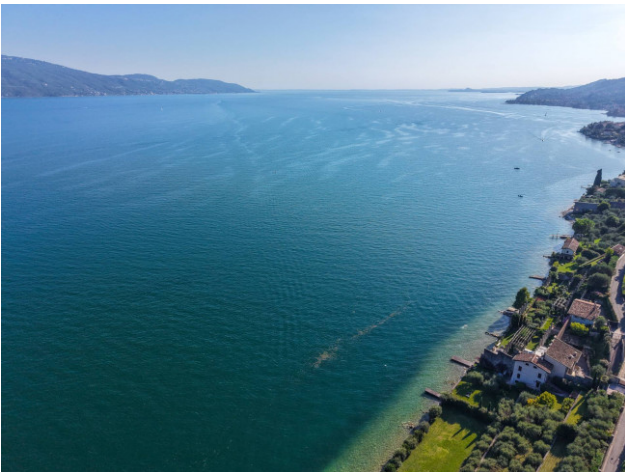
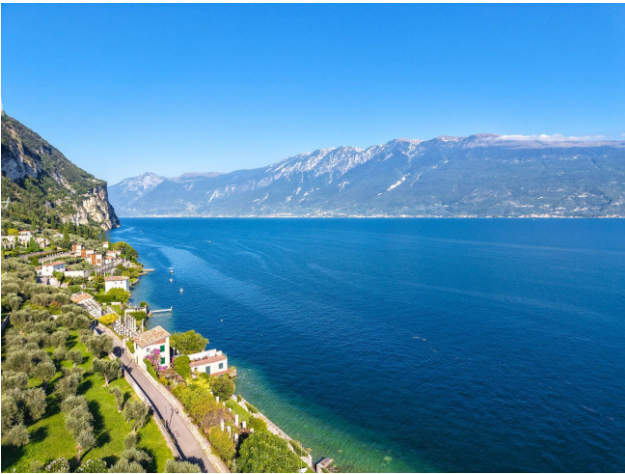
**Kitchen:** Eat-in kitchen

**Garage:** for one car, 20 sq.m



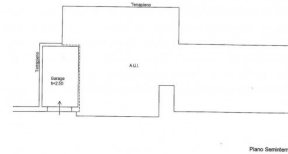
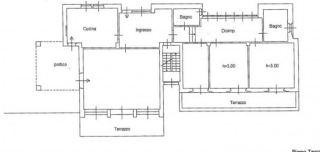
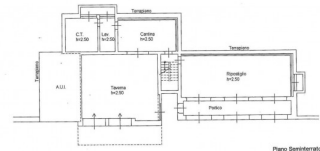






**Realroi**

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