

Manerba Del Garda – Lombardei

# Impressive Villa in direct line with the Lake

Property ID: IT23492653



[www.von-poll.it](http://www.von-poll.it)

LIVING SPACE: ca. 415 m<sup>2</sup> • ROOMS: 10 • LAND AREA: 4.000 m<sup>2</sup>

Property ID: IT23492653 - 25080 Manerba Del Garda – Lombardei

- At a glance
- The property
- Energy Data
- A first impression
- All about the location
- Contact partner

Property ID: IT23492653 - 25080 Manerba Del Garda – Lombardei

## At a glance

|                      |            |
|----------------------|------------|
| Property ID          | IT23492653 |
| Living Space         | ca. 415 m² |
| Rooms                | 10         |
| Bedrooms             | 6          |
| Bathrooms            | 6          |
| Year of construction | 1800       |
| Type of parking      | 5 x Other  |

|                |                       |
|----------------|-----------------------|
| Purchase Price | On request            |
| Commission     | Subject to commission |
| Total Space    | ca. 600 m²            |
| Usable Space   | ca. 415 m²            |
| Equipment      | Terrace, Fireplace    |

Property ID: IT23492653 - 25080 Manerba Del Garda – Lombardiei

## Energy Data

|                                |            |                         |                           |
|--------------------------------|------------|-------------------------|---------------------------|
| Energy Source                  | Gas        | Energy Certificate      | Energy demand certificate |
| Energy certificate valid until | 05.07.2032 | Final Energy Demand     | 200.00 kWh/m²a            |
| Power Source                   | Gas        | Energy efficiency class | G                         |

Property ID: IT23492653 - 25080 Manerba Del Garda – Lombardei

## The property



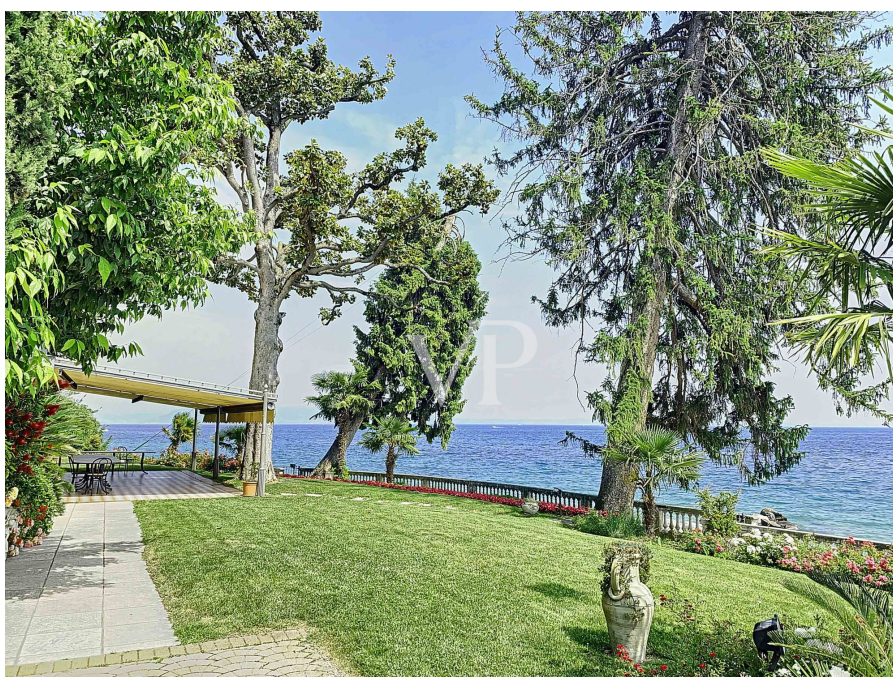
Property ID: IT23492653 - 25080 Manerba Del Garda – Lombardei

## The property



Property ID: IT23492653 - 25080 Manerba Del Garda – Lombardei

## The property



Property ID: IT23492653 - 25080 Manerba Del Garda – Lombardei

## The property



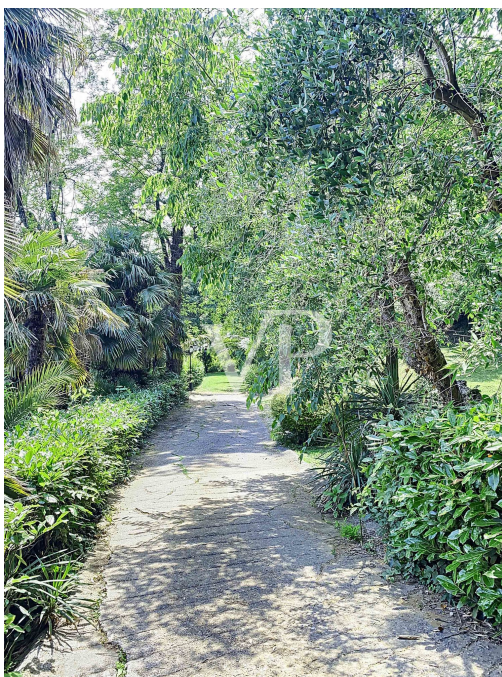
Property ID: IT23492653 - 25080 Manerba Del Garda – Lombardei

## The property



Property ID: IT23492653 - 25080 Manerba Del Garda – Lombardei

## The property



Property ID: IT23492653 - 25080 Manerba Del Garda – Lombardei

## The property



Property ID: IT23492653 - 25080 Manerba Del Garda – Lombardie

## A first impression

This gorgeous property is located in direct lake line, nestled in a historic park. The property area is about 4.000sqm and the main building is distributed over 4 levels and is divided as follows: Basement/ground floor: 2 cellars, tavern, storage room. Raised first floor: Spacious living room with separate dining area and its own kitchen, bathroom and the entrance area. From the living area you can access the terrace with breathtaking lake views. Upper floor: Master bedroom with bathroom en suite, 2 further bedrooms with bathroom en suite, corridor area. Top floor: attic, further large bedroom with approx. 25sqm, bathroom, corridor area. The property includes a dependence with approx. 70 m2 and another outbuilding consisting of a kitchen-living room, 2 bedrooms and the bathroom. Already from the first floor you can enjoy the fantastic lake view, which is located at the level of the terrace, park and garden. The large terrace area on the first floor, the immediate proximity to the lake, the natural park and the stunning lake view, form this property a very special one.

Property ID: IT23492653 - 25080 Manerba Del Garda – Lombardei

## All about the location

Manerba del Garda is a tourist town in the province of Brescia on the Lombard shore of Lake Garda, very easy to reach and very hospitable. By car: - Take the A4 Turin/Venice motorway and exit at Desenzano, then follow the signs for Salò (Km 8.30). By train: the nearest railway station is Desenzano, a few km from Manerba. By plane: within 35 km there are the airports of Verona, Bergamo and Brescia, which can be reached by fast roads. What is there to see in Manerba del Garda? The town of Manerba is nestled in the green morainic hills of the Valtenesi, with its many different attractions that turn a simple holiday into an adventure. Inland, splendid farms offer the unforgettable Garda olive oil, D.O.C. wines already appreciated by the Romans, horseback rides, shady trattorias with simple Mediterranean cuisine and beautiful golf courses. Around Manerba del Garda there are many beautiful villages, towns and castles that vie with the beauty of the places and the hospitality of the inhabitants. Manerba del Garda offers excellent hotels, excellent campsites and holiday villages ready to welcome guests of all nationalities with the utmost cordiality. The town is protected by the imposing Rocca, a massive hill overlooking the lake, on which once stood a castle, of which only the foundations are now visible. From this elevated position, the destination of a pleasant walk through a natural park, you can see most of Lake Garda and some of its islands.

Property ID: IT23492653 - 25080 Manerba Del Garda – Lombardei

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Largo Dante Alighieri, n.3 Salò

E-Mail: [salo@von-poll.com](mailto:salo@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)