

Torri Del Benaco – Gardasee

# Villa pied dans l'eau - timeless elegance in a unique location

Property ID: IT252941957



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

LIVING SPACE: ca. 383 m<sup>2</sup> • ROOMS: 20 • LAND AREA: 80 m<sup>2</sup>

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## At a glance

|              |             |
|--------------|-------------|
| Property ID  | IT252941957 |
| Living Space | ca. 383 m²  |
| Rooms        | 20          |
| Bedrooms     | 5           |
| Bathrooms    | 6           |

|                |                       |
|----------------|-----------------------|
| Purchase Price | On request            |
| Commission     | subject to commission |
| Total Space    | ca. 500 m²            |
| Usable Space   | ca. 450 m²            |
| Equipment      | Terrace, Balcony      |

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## Energy Data

|                                   |            |                    |                              |
|-----------------------------------|------------|--------------------|------------------------------|
| Energy certificate<br>valid until | 01.04.2035 | Energy Certificate | Energy demand<br>certificate |
| Power Source                      | Gas        |                    |                              |

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## The property



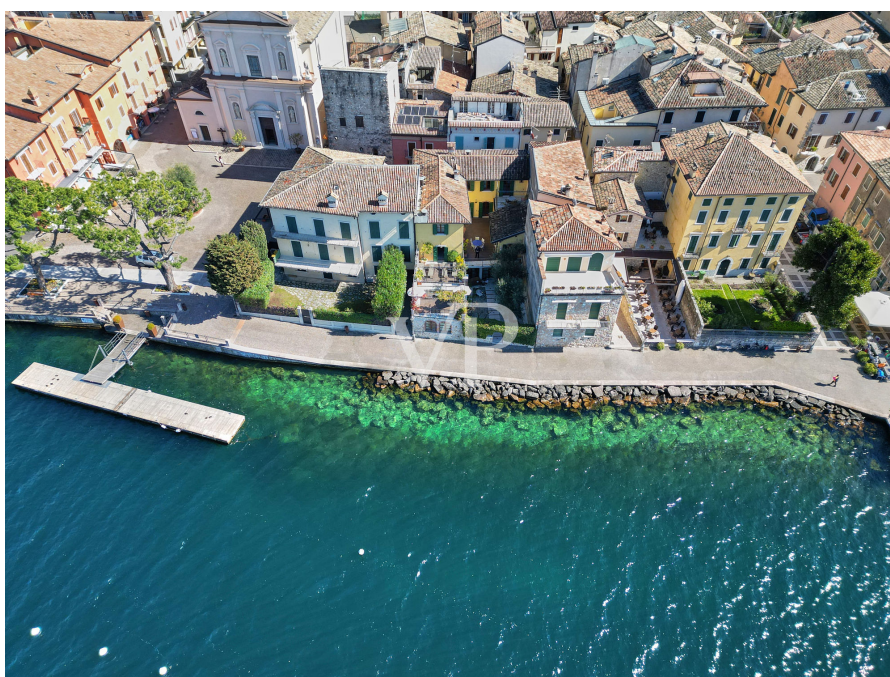
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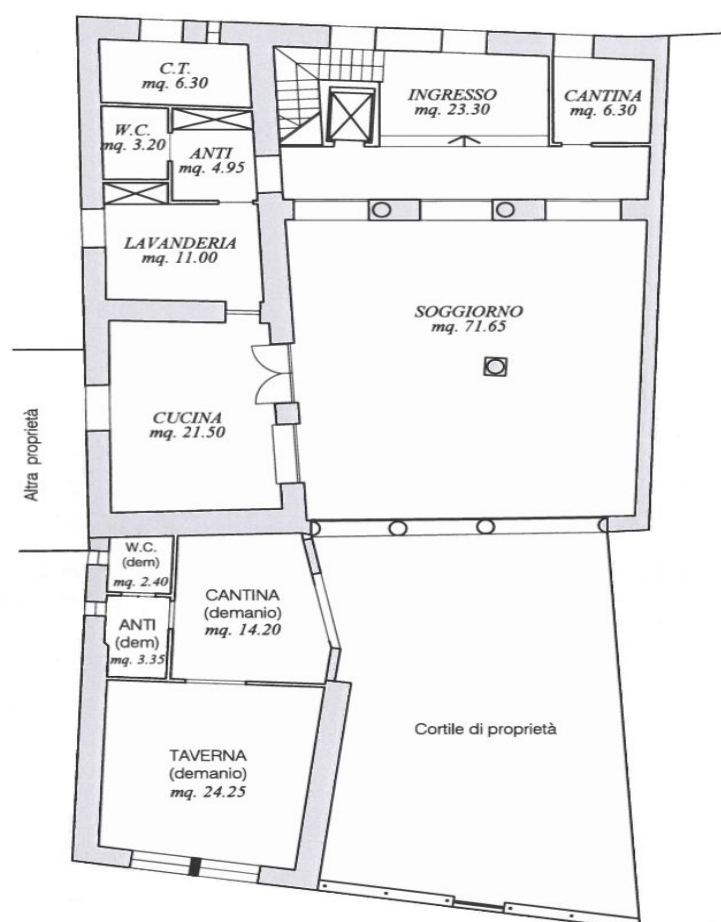
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## Floor plans

### PIANO TERRA



## PRIMO PIANO



## SECONDO PIANO



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

In one of the most charming locations on the Veronese shore of Lake Garda, we offer for sale a residence of extraordinary value, directly overlooking the waters of the lake and immersed in a context of absolute tranquility and scenic beauty. The property, entirely renovated in 2010 with great attention to architectural quality and attention to detail, is spread over a commercial area of about 500 square meters and offers a net floor area of 383 square meters. The interior spaces are harmoniously distributed in a total of 19 rooms, including 5 bedrooms and 6 bathrooms, designed to ensure maximum living comfort and functionality both for daily life and for moments of reception and hospitality. An element of great charm are the two panoramic terraces overlooking the lake, offering breathtaking views and the opportunity to fully experience the excitement of a unique panorama, as well as an elegant inner courtyard, which gives the villa a cozy and reserved atmosphere, evoking the charm of historic Mediterranean mansions. This villa represents a perfect combination of privileged location, construction quality and formal elegance. Its lakefront location makes it a rare and valuable solution for those who want an exclusive residence in one of the most iconic places on Lake Garda. The attached photographs offer a first glimpse of the sophistication and unique character of this property.

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## Contact partner

For further information, please contact your contact person:

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*To Disclaimer of von Poll Immobilien GmbH*

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