

Torri del Benaco – Gardasee

Villa divided into 4 apartments with basement, parking spaces and swimming pool

Property ID: IT252941958



www.von-poll.it

LAND AREA: 950 m²

Property ID: IT252941958 - 37010 Torri del Benaco – Gardasee

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT252941958 - 37010 Torri del Benaco – Gardasee

At a glance

Property ID	IT252941958	Purchase Price	On request
		Commission	subject to commission
		Total Space	ca. 320 m²

Property ID: IT252941958 - 37010 Torri del Benaco – Gardasee

Energy Data

Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: IT252941958 - 37010 Torri del Benaco – Gardasee

The property



Property ID: IT252941958 - 37010 Torri del Benaco – Gardasee

The property



Property ID: IT252941958 - 37010 Torri del Benaco – Gardasee

The property



Property ID: IT252941958 - 37010 Torri del Benaco – Gardasee

The property



Property ID: IT252941958 - 37010 Torri del Benaco – Gardasee

The property



Floor plans

Architectural floor plan of the first floor of the "CASA DI VIA S. PIETRO" in Turin. The plan shows a rectangular building with a central corridor and several rooms. The rooms are labeled with their names and areas in square meters (mq.). The plan includes dimensions for the overall building and individual rooms. The rooms are: CANTINA DI MQ. 16,48 (Cantina di mq. 16,48 dell'unità abitativa ammobiliata ad uso turistico n. 2), W.C. MQ. 5,30, ANTI MQ. 2,45, CANTINA DI MQ. 15,40 (Cantina di mq. 15,40 dell'unità abitativa ammobiliata ad uso turistico n. 4), SPAZIO TECNICO mq. 11,10, ANTI mq. 12,20, CANTINA DI MQ. 18,15 (Cantina di mq. 18,15 dell'unità abitativa ammobiliata ad uso turistico n. 3), CANTINA DI MQ. 17,05 (Cantina di mq. 17,05 dell'unità abitativa ammobiliata ad uso turistico n. 1), W.C. MQ. 7,30, and ANTI MQ. 2,35. The plan also shows a staircase and a central corridor. The overall dimensions are 12,80m by 11,10m. The plan is signed by "A. B. 1998".

Architectural floor plan of a two-story building. The plan shows two identical floors, each with a central corridor (CORRIDORE) and two sets of stairs (SCALE). The rooms include a living and dining area (SOGGIORNO-CUCINA), a bathroom (BAGNO), a kitchen (CUCINA), and a bedroom (CAMERA). The plan is dimensioned with various measurements in meters and centimeters. The overall dimensions are 14.00m by 14.00m. The plan is labeled 'P. 1' and 'P. 2' for the first and second floors respectively.

Room Details:

- SOGGIORNO-CUCINA:** MQ. 35.50, RE 132.72
- BAGNO:** MQ. 5.00
- CUCINA:** MQ. 10.50, RE 107.60
- CAMERA:** MQ. 15.50, RE 115.13
- ANTICI:** MQ. 4.00
- SCALE:** MQ. 4.00
- CORRIDORE:** MQ. 2.00

Dimensions:

- Overall width: 14.00m
- Overall depth: 14.00m
- Room dimensions: 3.50m, 4.00m, 4.50m, 5.00m, 5.50m, 6.00m, 6.50m, 7.00m, 7.50m, 8.00m, 8.50m, 9.00m, 9.50m, 10.00m, 10.50m, 11.00m, 11.50m, 12.00m, 12.50m, 13.00m, 13.50m, 14.00m

Architectural floor plan of a two-story building. The plan shows two identical units, each with a living area (SOGGIORNO-CUCINA), a kitchen (CUCINA), a bathroom (BAGNO), a bedroom (CAMERA), and a staircase. Dimensions are provided for each room and overall building measurements. The plan is oriented with North (N) at the top.

Top Unit Details:

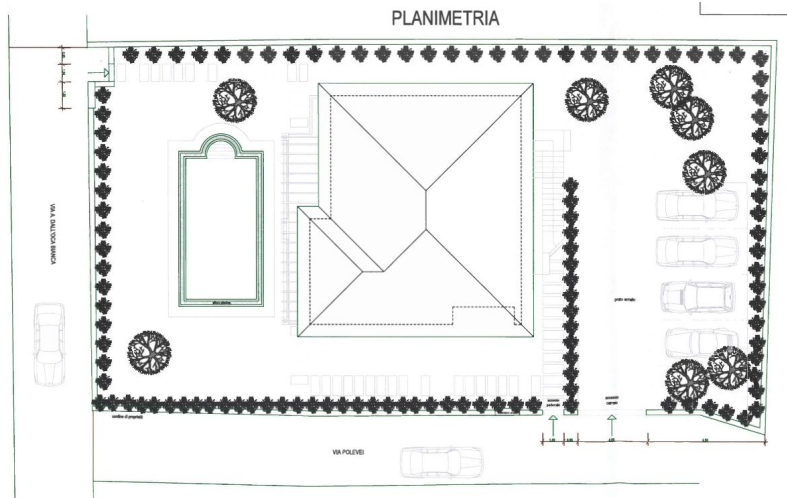
- SOGGIORNO-CUCINA: MQ. 30,90 RE 10,04
- BAGNO: MQ. 5,95
- CAMERA: MQ. 19,25 RE 12,82
- CUCINA ARMADIO: MQ. 3,90
- ANTI: MQ. 3,75
- ANTI: MQ. 6,30
- Staircase: MQ. 6,60

Bottom Unit Details:

- SOGGIORNO-CUCINA: MQ. 30,90 RE 10,02
- BAGNO: MQ. 6,05
- CAMERA: MQ. 19,25 RE 10,77
- CUCINA: MQ. 4,05
- ANTI: MQ. 1,75
- ANTI: MQ. 3,93
- Staircase: MQ. 6,60

Overall Dimensions:

- Top Unit: 11,80 (width), 12,00 (depth)
- Bottom Unit: 11,80 (width), 12,00 (depth)
- Total Width: 23,60
- Total Depth: 24,00



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.

Property ID: IT252941958 - 37010 Torri del Benaco – Gardasee

A first impression

A short walk from the center of Torri del Benaco and immersed in a reserved and quiet residential context, we offer for sale a refined accommodation structure consisting of four independent apartments, ideal both as an income investment and as a multi-family solution or for tourist-receptive activity. The property is developed on a total commercial area of about 320 square meters, divided into four residential units of about 70 square meters each, all equipped with independent entrance, private parking space and cellar of pertinence, ensuring comfort and functionality for each apartment. The apartments are harmoniously distributed and enjoy a pleasant exposure, with bright, well-divided spaces that can be easily adapted to different living or accommodation needs. At the common service of the units, there is a large garden of about 950 square meters, well-kept and rich in Mediterranean vegetation, as well as a beautiful condominium swimming pool, ideal for moments of relaxation and conviviality in a private and cozy atmosphere. This property represents a rare investment opportunity in Torri del Benaco, one of the most popular locations on Lake Garda, perfect for those looking for a prestigious property with high income potential and versatile architectural features. For further details, documentation or to arrange a confidential visit, we remain at your complete disposal.

Property ID: IT252941958 - 37010 Torri del Benaco – Gardasee

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Largo Dante Alighieri, n.3, 25087 Salò

Tel.: +39 0365 690596

E-Mail: salo@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com