

Costermano – Veneto

## Detached villa + B&B in Costermano del Garda

Property ID: IT254152293



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**PURCHASE PRICE: 0 EUR**

Property ID: IT254152293 - 37010 Costermano – Veneto

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254152293 |
| Year of construction | 1800        |

|                |                          |
|----------------|--------------------------|
| Purchase Price | On request               |
| Commission     | subject to<br>commission |
| Total Space    | ca. 1.720 m <sup>2</sup> |

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## The property



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## A first impression

### COSTERMANO SUL GARDA - Villa Ferrario Relais

In the heart of the historic center of Costermano sul Garda, we offer for sale the exclusive Villa Ferrario, a prestigious historic residence immersed in an enchanting private park of about one hectare, embellished with ancient trees. A unique setting of great charm and privacy, just a few minutes from Lake Garda.

The main villa, of about 550 sqm in total, is divided into two elegant independent units, each distributed on three levels (about 250 sqm each), composed as follows:

- Ground floor: large living area, separate kitchen, bathroom
- Second floor: master bedroom, study, bathroom and laundry room
- Second attic floor: master bedroom, windowed bathroom and storage room

Adjacent to the residence is the Relais (room rental) area on two levels, until a few months ago active as a Bed & Breakfast, consisting of:

- Reception, professional kitchen, breakfast room
- Six large double bedrooms, each with private bathroom

The entire Relais area features high-level finishes, including:

- Original wood and terracotta floors
- Soundproofed solid wood doors
- Marble wall coverings, with stairs made of "Prun" marble
- Handcrafted antique iron railings
- Air conditioning (climate control) system in all rooms

The property is completed by a basement cellar, also renovated with great attention to architectural details and functionality.

The property's land allows the construction of a private swimming pool, while the structure offers further potential for development: there is the possibility of obtaining two new apartments and an additional dining room. Completing the property, in addition to the land, a "limonaia" small building of 25 square meters located to the south of the property a few tens of meters from the structure that properly renovated could become an additional unit for receptive activities.

Sunny area about 3 km from Lake Garda and about 6km from the exit of Affi, surrounded

by bike paths, adjacent to the new park "friendship of peoples" and the German military shrine. Ideal for B&B or prestigious restaurant with rooms or exhibition/events.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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