

Villa for sale in Toscolano-Maderno

€ 1.500.000

Ref. CBI119-1337-78



450 sq.m. | Bathrooms: 3 | Bedrooms: 6 | Rooms: 12

In Toscolano Maderno, in a panoramic area with a total and splendid view of Lake Garda, we offer for sale a detached villa immersed in 4500 sqm of olive grove in a quiet area with very few units and low construction. The villa is arranged on two levels plus attic.

From the main entrance once crossed a spacious driveway, which can also be crossed by car, we lead to a splendid veranda overlooking the lake. Here once entering the living area we find a living room with stone fireplace and a habitable kitchen that opens onto the porch with lake view, as well as the garage, laundry room and cellars.

At the first floor we find a second habitable kitchen and the double living room that connects to the panoramic terrace. The stairwell acts as a filter between the double living room and the large sleeping area, the rhythm of which is marked by the long corridor overlooked by five bedrooms and two bathrooms.

The penthouse consists of a master bedroom and private bathroom, surrounded by the solarium, which has an impressive view. In the basement, we find a garage, laundry room and cellars.

The private garden, organised on several levels, surrounds the villa and, with its 60 olive trees, it allows an excellent oil production. The large garden also offers the possibility of building a swimming pool with a panoramic view.

The building is completed by a lakefront plot of land with an adjoining private beach and jetty with the possibility of boat mooring.

Toscolano and Maderno are two towns in the province of Brescia on the Lombard shore of Lake Garda at the beginning of the charming Gardesana Occidentale road, which are easy to reach. The two neighbouring villages have decided to merge into a single municipality to offer their guests the best. Toscolano, famous for its paper mills, and Maderno, open to tourism for a long time, both



home to fishermen, can count on two small welcoming and beautiful gulfs, ideal for sailing, fishing and all water-related sports, without forgetting the walks in the hills and mountains behind them. Maderno can boast a beautiful, spacious and well-served lido, like a beach on the Adriatic, while Toscolano is famous for its large, shady campsites close to the beach.

Certification

Energy Class: G

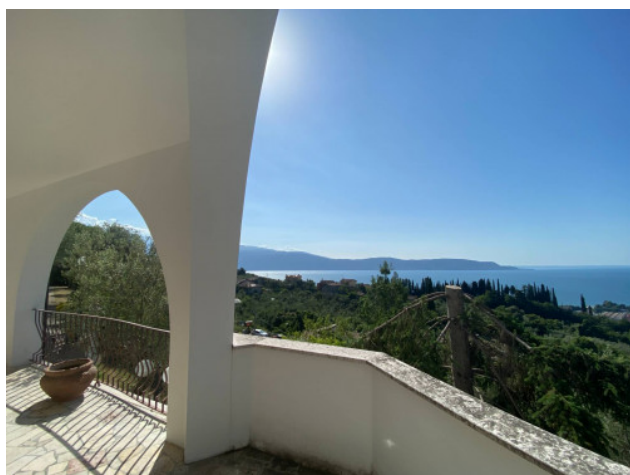
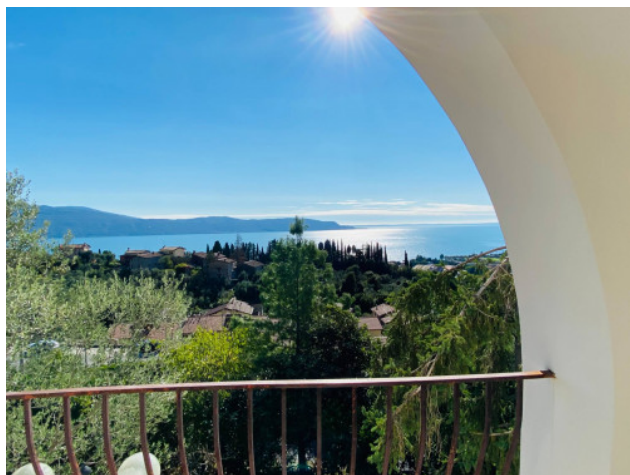
EPgInr: 342.42 kwh/□

Features

Property ID: CBI119-1337-78	Contract: Sale
Categoria: Villa	Address: Via Pulciano Gaino
Zip Code: 25088	Municipality: Toscolano-Maderno
Total sqm: 450 sq.m.	Bedrooms: 6
Bathrooms: 3	Rooms: 12
Internal condition: Good	Floor: Multi-Storey
Total floors: 3	Independent heating: Heating
Parking space: Carport	Date of construction: 1968
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private
Sea distance: 2.000 meter	Kitchen: Present
Garage: for two cars	Tv Antenna : Autonomous
Closet	Parquet
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Predisposition for Alarm	Shutters
Sea View	Panoramic view
Distance shops or city	

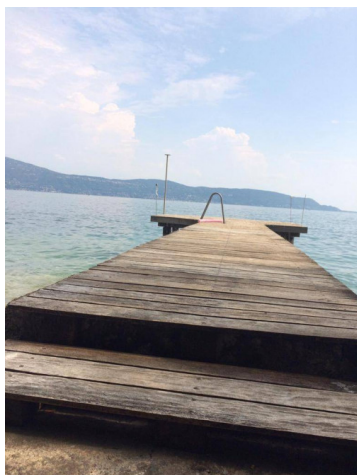
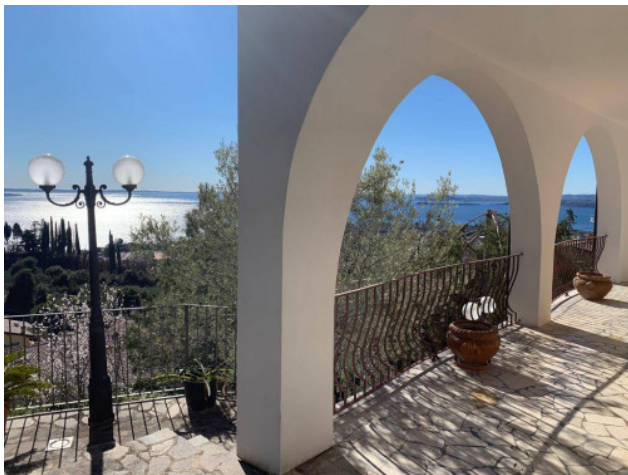
Nearby

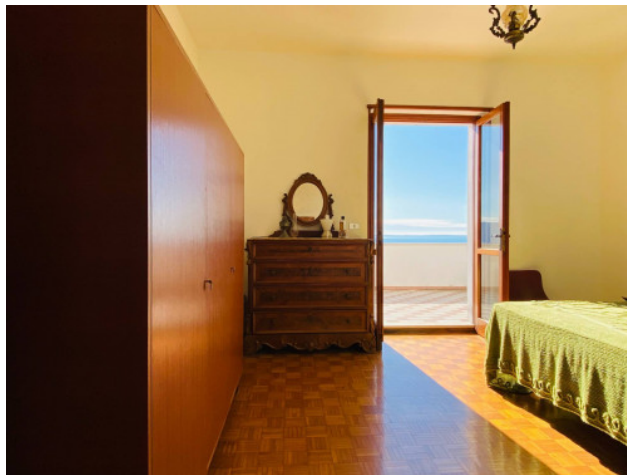
Gyms	Spa
Fitness Centers	Tennis Courts
Bike Lanes	Playgrounds
Public Transport	Kindergarten
Elementary Schools	Schools
Cafe	Post Offices
Shopping Centers	Municipal Offices



Realroi

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