

# Villa for sale in Soiano del Lago Chizzoline € 930.000 Ref. CBI119-1341-140



**223 sq.m. | Bathrooms: 3 | Bedrooms: 2 | Rooms: 4**

In the splendid setting of the GardaGolf Club, among the green meadows and spectacular views, within one of the most prestigious and exclusive golf courses in Italy and Europe, we offer for sale a villa completely renovated in 2022 and furnished with refined taste. The house is completely independent, surrounded by a well-kept garden perfectly maintained with lawn and flowers, a beautiful hedge for privacy, equipped with independent irrigation and lighting.

The entrance on the ground floor opens onto a particular and welcoming sitting room and the dining room. The well-equipped and well-finished kitchen is separated by a play of walls that makes it visible at the same time. We then move on to a really bright living area, furnished with sofas, retractable wardrobes and TV, opening onto the garden from large sliding windows. The sleeping area consists of a double bedroom, a first bathroom and a large double bedroom with en suite bathroom. In the basement there is a beautiful tavern that serves as a small guest apartment; a granite kitchen with state-of-the-art appliances, retractable wardrobes, designer table and chairs, LED lighting, wine cellar and open pantry, another bathroom with shower and two sofas that can be transformed into beds. A small winter garden gives light and air to the room. A large technical room houses all the systems and machines that serve the house.

The villa has fine finishes and furnishings and is sold fully furnished and equipped.

Soiano del Lago is a town located on one of the hills of Valtenesi, it is one of the most sought after areas of Lake Garda for its



panoramic views and the hilly climate that distinguishes it. Renowned area of wineries and strong gastronomic culture, it comes alive with tourists particularly in the summer months but life is pleasant all year round thanks to the favorable position, the presence and convenience of services, the proximity to the lake, the presence of excellent restaurants and facilities receptive and last but not least, the presence of the renowned Golf Club as a meeting center and place of prestigious homes.

## Certification

Energy Class: B

## Features

Property ID: CBI119-1341-140	Contract: Sale
Categoria: Villa	Address: Via Dieci Giornate
Zip Code: 25080	Municipality: Soiano del Lago
Zona: Chizzoline	Total sqm: 223 sq.m.
Bedrooms: 2	Bathrooms: 3
Rooms: 4	Internal condition: Restored
Floor: Ground Floor	Total floors: 2
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 1980	Current Status: Available after the deed of sale
Condominium costs: € 150	Garden: Private, 550 sq.m.
Sea distance: 3.000 meter	Kitchen: Exposed Kitchen
Garage: for two cars, 30 sq.m.	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Fireplace	Air-Conditioned
Parquet	Wiring : By Law
Sanitary Suspended	Shower
Wooden Window Frames	Predisposition for Alarm
Shutters	Basement : 52 □
Pool	Panoramic view

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers



Municipal Offices

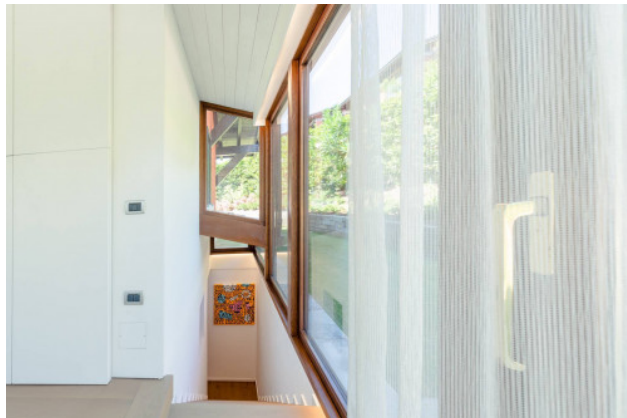
## Rooms

Camera da letto : 10 sq.m.

Camera Matrimoniale : 15 sq.m.

Sala da pranzo : 26 sq.m.

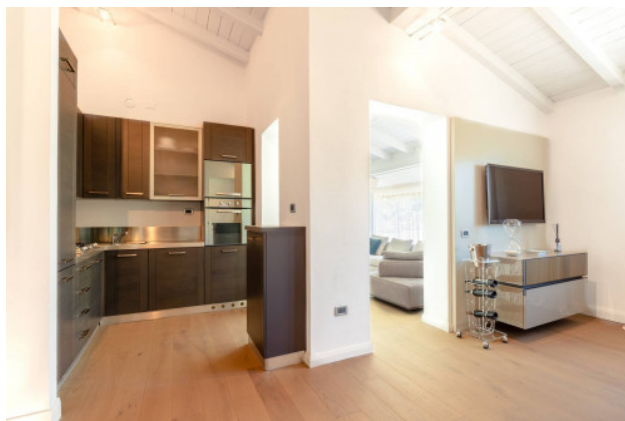
Salotto : 23 sq.m.



**Realroi**

Piazza Malvezzi 23 - Desenzano del Garda (BS) - (+39) 030 4191413  
 desenzano@cbitaly.it - <https://www.coldwellbanker.it/en>  
 VAT 04954530962



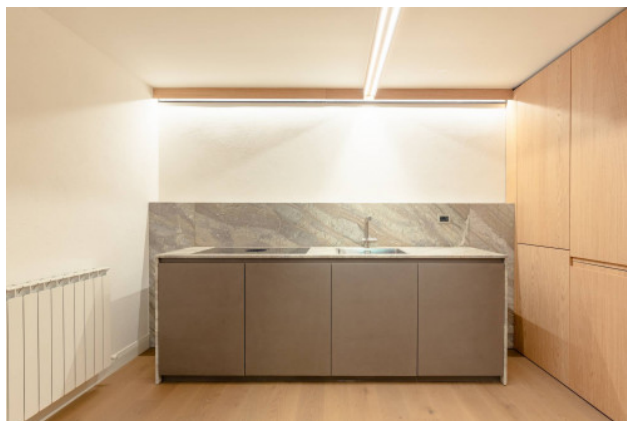




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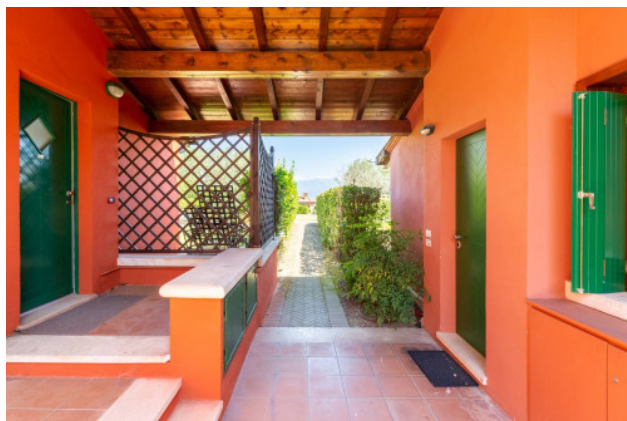
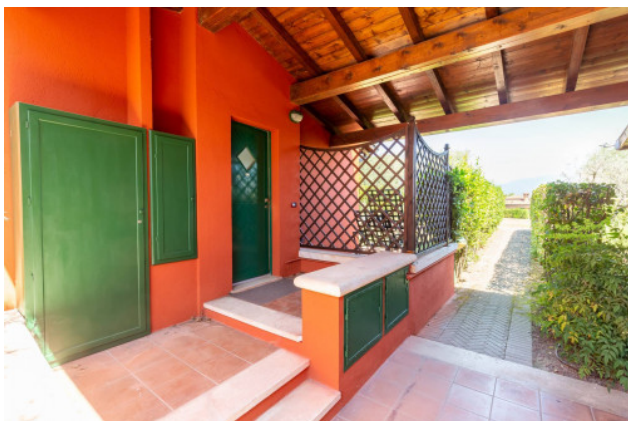
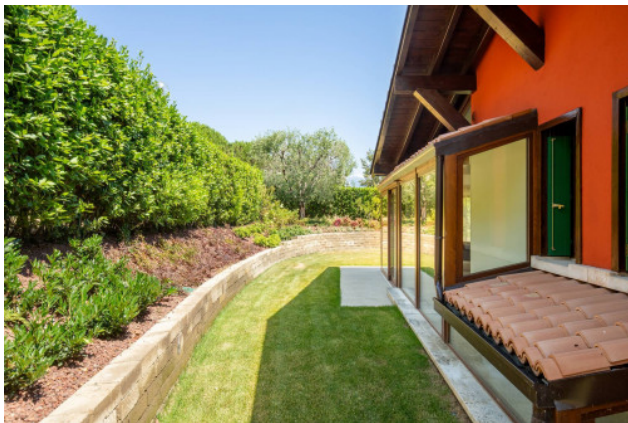




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