

Portion of villa for sale in Gardone Riviera

€ 585.000

Ref. CBI119-1337-152



259 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

In a charming villa from the beginning of the 20th century, we offer one of the two flats into which this beautiful building has been divided, located in one of the most beautiful and conveniently accessible areas of Gardone Riviera. The 450 square metre garden is well cared for and contains a common entrance at the rear with the second property unit, which leads to a practical cover for two cars. The flat is divided into two floors, the living area with kitchen, bathroom and a large bright room with dining table and lounge. From the floor there is also access to a cellar and a technical room. A wide wooden staircase leads up to the first floor where we find three large bedrooms and the second bathroom. All the rooms have large windows that give plenty of light to the environment and a partial lake view. The house is currently rented out for short periods. The property is sold complete with furnishings. This historic villa certainly represents an excellent investment, both for the charm of its early 20th century architecture and for the space it offers, approximately 160 square metres of living space, and last but not least for the prestigious area in which the villa is located.

Gardone Riviera is located just 37 km from Brescia on the western shore of Lake Garda, at the beginning of the Riviera dei Limoni. Its charming lakeside promenade is ideal for relaxing aperitifs, excellent ice-cream parlours and elegant restaurants and entertainment venues. The beaches are beautiful and guarantee sunny days with spectacular views and relaxation. Gardone Riviera is also history, culture and nature. One can admire the magnificent historic buildings that house prestigious hotels or period villas such as the beautiful Villa Alba, a neoclassical style residence. Also characterising the landscape are the picturesque villages: Gardone di Sotto and Gardone di Sopra, which are connected by a space full of magic and sensuality: the Botanical Garden. The mountains surrounding the town are rich in trekking trails, and for the more leisurely, there are wonderful walks in the historic centre passing by the



Vittoriale degli Italiani, home of Gabriele D'Annunzio, one of the most famous attractions of Lake Garda.

Certification

Energy Class: E

Features

Property ID: CBI119-1337-152	Contract: Sale
Categoria: Portion of villa	Address: via Roma
Zip Code: 25083	Municipality: Gardone Riviera
Total sqm: 259 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 6
Internal condition: Good	Floor: Multi-Storey
Total floors: 2	Independent heating: Heating
Parking space: Carport	Date of construction: 1900
Current Status: Available after the deed of sale	Balconies: Present, 5 sq.m.
Garden: Private, 450 sq.m.	Sea distance: 300 meter
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Closet	ADSL Coverage
Cellar : 10 □	Fastweb Coverage
Fireplace	Telephone System
Wiring : By Law	Shower
Predisposition for Alarm	Shutters
Sea View	Panoramic view
Land : 450 □	

Nearby

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

Rooms

Bagno : 3 sq.m.	Ingresso : 17 sq.m.
Sala/Soggiorno : 26 sq.m.	Sala da pranzo : 18 sq.m.



Camera Matrimoniale : 17 sq.m.

Bagno : 6 sq.m.

Camera Familiare : 14 sq.m.

Camera Familiare : 20 sq.m.



Realoi

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