

Villa for sale in Peschiera del Garda

€ 2.200.000

Ref. CBI119-2162-260



810 sq.m. | Bathrooms: 9 | Bedrooms: 9 | Rooms: 5

In Peschiera del Garda, among the unique landscapes of the morainic hills, surrounded by the Lugana vineyards, we offer a wonderful villa.

A well-kept garden of 3000 m2 surrounds the house, and a further 3000 m2 are used as an orchard and vineyard which allows for a fair amount of own production of bottles of wine.

The house dates back to the early 1950s and was completely renovated in 2011, using the highest quality materials and preserving its historical value. For example, we find original oak beams and Sienese stones on the facade, nothing has been left to chance.

The large villa, approximately 800 m2, made up of three real estate units, is arranged on several levels served by a convenient lift. On the ground floor we find an open space with an open kitchen, 5 bedrooms with respective en suite bathrooms and a wonderful 70 m2 porch. On the first floor there are 2 two-room apartments of approximately 70 m2 each and on the second floor another 2 bedrooms with attached private bathroom, one of which has a Jacuzzi tub and terrace. There is also the possibility of creating a swimming pool.

In the basement we find a large tavern, a room for wine tasting and a cellar for curing cured meats, as well as various rooms, some of which are rustic, which lend themselves to various activities such as a gym, wellness area or cinema room. The villa is completed by a large garage that houses 4 cars as well as some external parking spaces.

The property, extremely versatile, can be used for different purposes and can satisfy any need for both housing and commercial activities.

The excellent location makes this property private and pleasantly quiet and at the same time convenient to all services and the main communication routes: motorway and ring road.

For those who love walking and nature, less than a kilometer away you reach the Frassino lake with its delightful setting. And



Peschiera is a border area and crossroads, a perfect place to transfer interests and family, or ideal for a day of relaxation or a sporting holiday among cultural, natural and food and wine itineraries.

Peschiera del Garda is a lively town south of Lake Garda, located where the Mincio River begins. Peschiera combines its famous history as a UNESCO World Heritage fortress city with its soul as a wonderful tourist and lakeside town. Peschiera is a border area and a crossroads, a perfect place to transfer interests and family, ideal for a day of relaxation, as well as for a sporting holiday among cultural, natural and food and wine itineraries.

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Certification

Energy Class: B

EPglNr: 83.10 kwh/□

Features

Property ID: CBI119-2162-260	Contract: Sale
Categoria: Villa	Address: Località Rondinelli
Municipality: Peschiera del Garda	Total sqm: 810 sq.m.
Bedrooms: 9	Bathrooms: 9
Rooms: 5	Internal condition: Excellent
Floor: Multi-Storey	Total floors: 4
Independent heating: Heating	Parking space: Uncovered Parking
Lift: Yes	Date of construction: 2010
Current Status: Available after the deed of sale	Balconies: Present, 22 sq.m.
Terrace: Present, 67 sq.m.	Garden: Private, 3.000 sq.m.
Sea distance: 2.600 meter	Garage: for four cars
Closet	Fireplace
Air-Conditioned	Parquet
Sanitary Suspended	Jacuzzi
Shower	Wooden Window Frames
Shutters	Panoramic view

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten

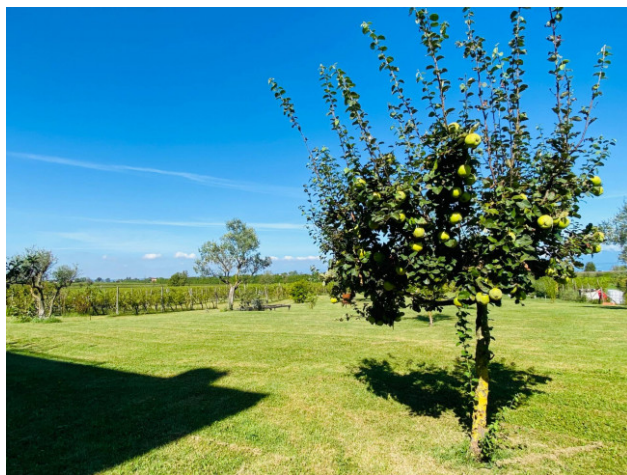


Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	



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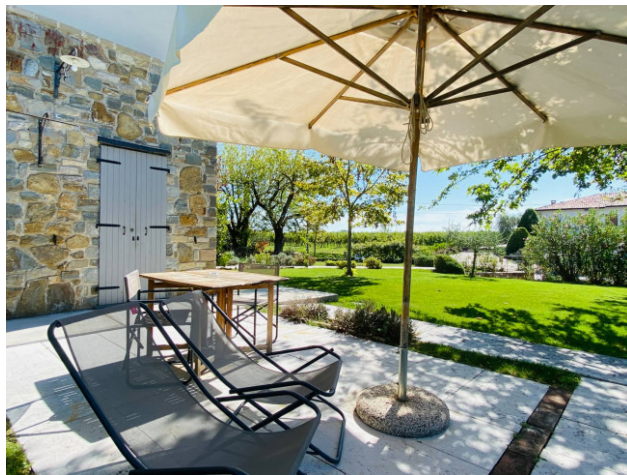
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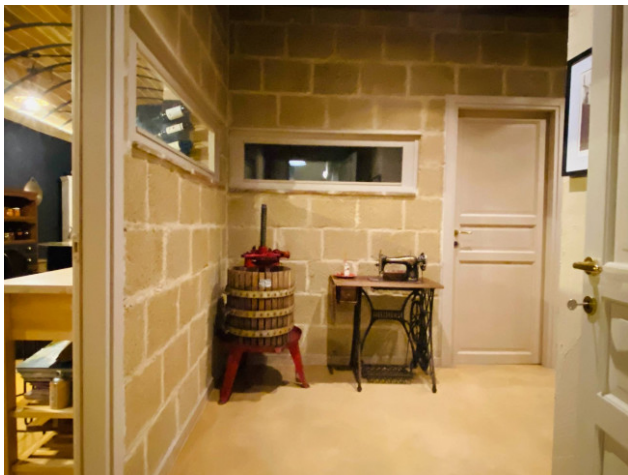
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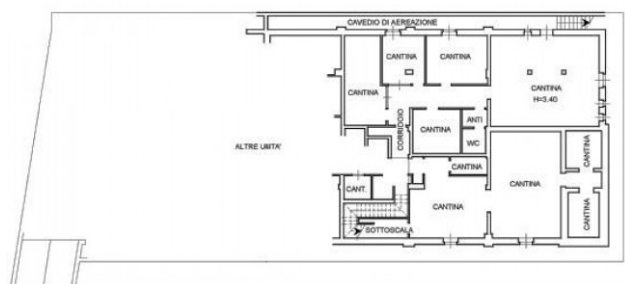


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PIANO INTERRATO



PIANO PRIMO



PIANO TERRA



PIANO SECONDO



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