



## Villa for sale in Pozzolengo

### € 950.000

### Ref. CBI119-1337-11



**320 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 13**

Lake Garda hinterland.

5 minutes from the prestigious Chervò Golf Course and the beaches of Sirmione, we offer a refined single villa and we cater to lovers of nature, wide open spaces and GOLF enthusiasts.

The villa is built on top of a hill and its location gives it a very suggestive panoramic view and an unusual brightness. In the evening hours you can enjoy the colors of the sunset from the terraces that embrace the house. Beyond the view of the lake, you can admire the medieval Castle of Pozzolengo and the famous Tower of San Martino.

The property is spread over three floors, and is surrounded by over 130 square meters of terraces and balconies in absolute confidentiality, as well as a garden that can accommodate a comfortable swimming pool.

From the entrance you can access the large living room and the dining room that open onto the terraces with windows that give particular brightness to the rooms. The kitchen of over 25 square meters is very spacious and comfortable, a bathroom and laundry complete the living area.

On the first floor there is the sleeping area, accessed by a cozy living room that serves as an anteroom to the three double bedrooms and the two bathrooms. The master room is open onto a balcony from which you can enjoy a breathtaking view of the lake and the surrounding countryside.

In the Semi-basement there is an independent apartment, for guests or service person, consisting of living room with open kitchen, double bedroom and bathroom. On the same level we find a wardrobe room, a pantry and the garage of over 50 square meters.

In the south of Lake Garda, surrounded by immense meadows and vineyards, Pozzolengo is a little village full of history as well as one



of the most beautiful scenarios of the Moreniche hills. It offers numerous resources and activities. Agriturisms, sports fields, supermarkets and every kind of service. It is the official home of the renowned Golf Chervò, an enchanting place where golf, relax and wellness combine and where the Open 2020 were taken. There are also numerous places that you can visit to fully enjoy its history. It is the perfect solution for those who prefer calmness without renouncing comfort. In fact, Pozzolengo it's also known for its strategic position which is perfect to reach all the neighbouring countries (as Desenzano, Lonato and Sirmione) in a few minutes thanks to its proximity to the ring road.

## Certification

**Energy Class:** D

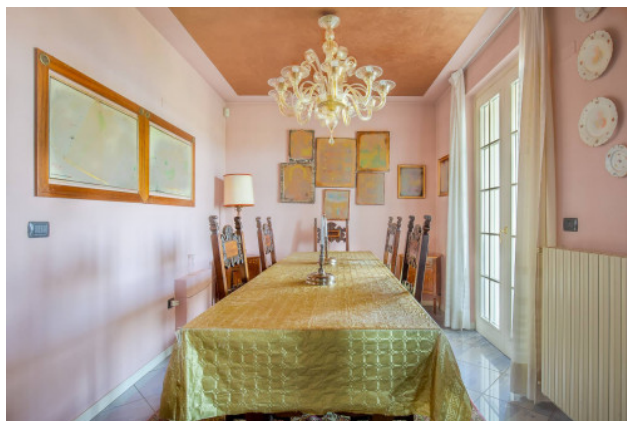
## Features

|                               |  |
|-------------------------------|--|
| Property ID: CBI119-1337-11   | Contract: Sale                                   |
| Categoria: Villa              | Address: VIA BENACO, 1                           |
| Zip Code: 25010               | Municipality: Pozzolengo                         |
| Total sqm: 320 sq.m.          | Bedrooms: 4                                      |
| Bathrooms: 4                  | Rooms: 13  |
| Internal condition: Excellent | Floor: Multi-Storey                              |
| Total floors: 3               | Independent heating: Heating                     |
| Date of construction: 2007    | Current Status: Available after the deed of sale |
| Balconies: Present, 4 sq.m.   | Terrace: Present, 140 sq.m.                      |
| Garden: Private               | Sea distance: 5.000 meter                        |
| Kitchen: Regular Kitchen      | Garage: for three cars, 50 sq.m.                 |

## Rooms

|                       |                                     |
|-----------------------|-------------------------------------|
| Soggiorno : 33 sq.m.  | Soggiorno/Sala da pranzo : 15 sq.m. |
| Lavanderia : 10 sq.m. |                                     |





**Realroi**

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