



## Expose nr. 2357

**Property type:** Villa with beautiful lakeviews above Gargnano

**Location:** The villa is situated in a very quiet location with breathtaking views of the lake, some kms above Gargnano.

**Land:** approx. 3,000 sqm

**Surfaces:** a total of about 190 sqq, divided as follows

### *Ground floor*

Entrance from large porch with barbecue / fireplace

Guest bathroom with storage room

Living/dining room + kitchen with fireplace, two terrace exits and wooden staircase on the loft

Loft (40 sqm), currently used as a multipurpose room with bathroom facilities

Corridor

2 bedrooms, one with exit to the terrace

Shower / WC

### *Basement - guest apartment*

Small living room

Kitchen with fireplace

bedroom

Shower / WC

3 cellars, of which 2 are suitable as second guest apartment

**Notes:** The villa was built in 2000 and is in very good condition.  
On the ground there is the possibility to build another house of about 100/120 sqm with independent entrance, and a swimming pool.  
It is a unique property with a beautiful lake view and picturesque location, particularly suitable for those seeking peace and quietness.

*En.Cl. "F"*

**Price:** ~~€ 840.000~~ € 680.000

**Provision:** 4,88% VAT incl.