



Exposé nr. 2363

Property Type: Luxury illa with pool and lake view on the hills in the Caprino area

Location: The property is situated in a quiet position on a gentle slope, surrounded by greenery and a few kilometers from Lake Garda.

Land: approx. 20.000 sqm of garden with solar heated pool

Surface: Villa of 824 sqm, divided into 2 buildings

Ground floor

Entrance through a porch
large living / dining room with open fireplace and exit to the garden
smoking room
large corridor / wardrobe with stairs to 1st floor
Guest bathroom

1st Floor

atrium
wardrobe
large double bedroom (35 sqm) with large private bathroom (14 sqm) and library (14 sqm)
Bedroom with bath / WC

Attic: entrance and studio (32 sqm)

Connection to the second building via a glass enclosure

Ground floor

large Kitchen
Lunchroom
food storage
Guest WC
Stairs to the first floor and basement

1st floor

hall / lobby
g. Bedroom (30 sqm) with separate wardrobe
2 bathrooms / WC
sguardaroba
living room

Attic: studio (25 sqm) and bedroom

Entrance corridor with natural stone walls
Wine cellar + tasting room
solarium
Wellness area with sauna, chromotherapy / steam bath, toilet, wardrobe and fitness room
bathroom
Guardian apartment with shower / WC
double garage



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Notes: This is a truly unique villa, restored 10 years ago with high quality materials. It owns an alarm system and gas central heating system.

The property is sold partially furnished, including kitchen, lampshades, bathrooms and bedrooms.

The estate is particularly suitable for those looking for tranquility and privacy.

Cl.En. "in progress"

Price: On request

Commission: 4,88% VAT included