



Exposé nr. 2412

Type of property: Rustico / Villa with swimming pool in the south of Lake Garda

Location: The property is located in the southern Garda between Sirmione and Peschiera, in the countryside, in a idyllic and peaceful location.

Land: approx. 20,000 sqm, of which 14,000 sqm of garden with large swimming pool.

Surfaces: house of about 1,000 sqm

Ground Floor

Entrance / corridor through a large portico
 kitchen with exit to the porch with barbecue
 Living room with stairs to the first floor and exit to the porch
 guest bathroom
 laundry
 Kitchen with fireplace and stairs to the garage

Basement

garage for 4 cars
 2 rooms
 food storage
 technical room
 boiler room

1st floor

large atrium / corridor
 study
 3 bedrooms, 2 of them with private bathroom and one with study
 wardrobe
 Shower / WC

2nd floor / attic: large attic / multi-purpose room

Caretaker's house/Guest-Apartment : living room / kitchen, 1st floor, shower / WC, 2 bedrooms

Apartment for guests with about 85 sqm: 3 bedrooms and 1 shower / WC

Notes: The former farmhouse has been renovated with great attention to detail.
 The entire property is in a very neat and perfect condition, with a nice pool of 15m x 7.5m
 The property is very suitable for people seeking peace and tranquility.
 It could also be adapted to B&B, agriturismo or a riding school.

The former farmhouse was classified within the 7-best ancient farmhouses of the world-famous Lugana wine area.

En.Cl. "In progress"

Price: On request

Commission: 4,88% VAT included