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Exposé nr. 2535

**Kind of property:** Villa with lakeview in Garda

**Location:** The villa is located in a quiet residential area, a few minutes away from the lake and the town center.

**Land:** approx. 1.280 sqm of garden.

**Surface:** Villa with 485 sqm, of which 325 sqm (living area) + 160 sqm of basement

*Ground Floor* Entrance/hall with stairs to the 1<sup>st</sup> Fl. and basement  
Guest-WC  
Office/multipurpose room  
Kitchen with fireplace  
large living room with fireplace and balcony  
Dining room

*1<sup>st</sup> Floor* Hall with stairs to the Gr.Fl.  
4 Bedrooms, of which 1 with hydromassage, 1 with shower/WC and 3 with balcony  
Bathroom with shower

*Basement* Hall with stairs to the Gr.Fl.  
2 Cellars, one with WC  
Laundry  
Boiler room  
large Garage (45 sqm)

**Notes:** The house, although built in the mid '60s, is in very good shape and conditions, also thanks to 2 renovations back in 1991 and 2001.  
There's also a non habitable attic of approx. 80 sqm.

In the garden there is space to eventually build a swimming pool.

*En.Cl. "D"*

**Price:** On written request

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