



## Villa for Sale in Gardone Riviera Fasano Sopra € 1.600.000 Ref. CBI119-2025-166



### 432 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6

In Gardone Riviera, in one of the most charming locations of Lake Garda, we offer for sale an elegant villa with a wonderful lake and panoramic view, a park of over 3500 sqm, swimming pool and solarium.

The property is situated on a hill, the well-kept park is partly destined to olive groves and partly to the cultivation of plants and flowers characteristic of Lake Garda.

The villa, renovated in 2013, is arranged on two floors. On the first floor is the living area with a large living room and fireplace, a terrace with lake view, a separate kitchen and a dining room. The sleeping area consists of two double bedrooms, both with lake view, one of which has an en-suite bathroom and Jacuzzi; a second windowed bathroom with shower and a further room now used as a walk-in wardrobe.

The ground floor houses a large and comfortable tavern with stone fireplace, a kitchen, a bathroom, and a spacious double bedroom currently used as a study; these rooms also enjoy a beautiful lake view and could be separated from the upper part to create a separate living unit. The convenient garage accommodates three cars.

The property also has a swimming pool with solarium and a barbecue area that enjoy excellent privacy.

Gardone Riviera is located only 37 km from Brescia on the western shore of Lake Garda, at the beginning of the Riviera dei Limoni. Its charming lakeside promenade is ideal for relaxing aperitifs, excellent ice-cream parlours and elegant restaurants and entertainment



venues. The beaches are beautiful and guarantee sunny days with spectacular views and relaxation. Gardone Riviera is also history, culture and nature. One can admire the magnificent historic buildings that house prestigious hotels or period villas such as the beautiful Villa Alba, a neoclassical style residence. Also characterising the landscape are the picturesque villages: Gardone di Sotto and Gardone di Sopra, which are connected by a space full of magic and sensuality: the Botanical Garden. The mountains surrounding the town are rich in trekking trails, and for the more leisurely, there are wonderful walks in the historic centre passing by the Vittoriale degli Italiani, home of Gabriele D'Annunzio, one of the most famous attractions of Lake Garda.

## Certification

**Energy Class:** F

## Property Informations

**Address:** Via Fasano

**Zip Code:** 25083

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 6

**State of Preservation:** Excellent

**Level:** On two-levels

**Total Floor:** 2

**Parking:** Uncovered Parking

**Age Construction:** 1974

**Current Status:** free upon deed

**Terrace:** Present, 35 sq.m

**Garden:** Private

**Sea Distance:** 2.000 meter

**Kitchen:** Regular Kitchen

**Box:** Triple, 40 sq.m





# Realroi

Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413  
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 VAT 04174290983

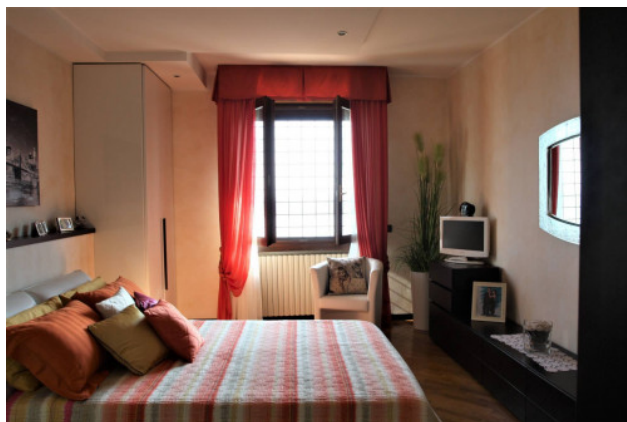
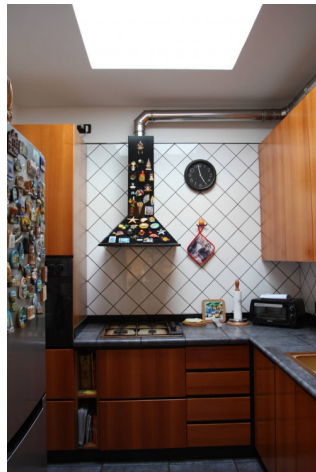




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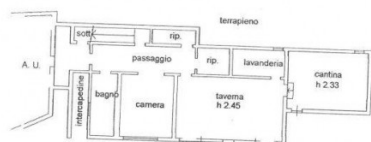
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#### PIANO SEMINTERRATO



#### PIANO RIALZATO



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