

Villa for Sale in Peschiera del Garda

€ 2.200.000

Ref. CBI119-2162-260



810 sq.m | Bathrooms: 9 | Bedrooms: 9 | Rooms: 5

In Peschiera del Garda, among the unique landscapes of the morainic hills, surrounded by the Lugana vineyards, we offer a wonderful villa.

A well-kept garden of 3000 m2 surrounds the house, and a further 3000 m2 are used as an orchard and vineyard which allows for a fair amount of own production of bottles of wine.

The house dates back to the early 1950s and was completely renovated in 2011, using the highest quality materials and preserving its historical value. For example, we find original oak beams and Sieneese stones on the facade, nothing has been left to chance.

The large villa, approximately 800 m2, made up of three real estate units, is arranged on several levels served by a convenient lift. On the ground floor we find an open space with an open kitchen, 5 bedrooms with respective en suite bathrooms and a wonderful 70 m2 porch. On the first floor there are 2 two-room apartments of approximately 70 m2 each and on the second floor another 2 bedrooms with attached private bathroom, one of which has a Jacuzzi tub and terrace. There is also the possibility of creating a swimming pool.

In the basement we find a large tavern, a room for wine tasting and a cellar for curing cured meats, as well as various rooms, some of which are rustic, which lend themselves to various activities such as a gym, wellness area or cinema room. The villa is completed by a large garage that houses 4 cars as well as some external parking spaces.

The property, extremely versatile, can be used for different purposes and can satisfy any need for both housing and commercial activities.

The excellent location makes this property private and pleasantly quiet and at the same time convenient to all services and the main communication routes: motorway and ring road.

For those who love walking and nature, less than a kilometer away you reach the Frassino lake with its delightful setting. And



Peschiera is a border area and crossroads, a perfect place to transfer interests and family, or ideal for a day of relaxation or a sporting holiday among cultural, natural and food and wine itineraries.

Peschiera del Garda is a lively town south of Lake Garda, located where the Mincio River begins. Peschiera combines its famous history as a UNESCO World Heritage fortress city with its soul as a wonderful tourist and lakeside town. Peschiera is a border area and a crossroads, a perfect place to transfer interests and family, ideal for a day of relaxation, as well as for a sporting holiday among cultural, natural and food and wine itineraries.

Coldwell Banker is a real estate network founded in 1906 in San Francisco and has represented a point of reference and guide for the global market for over a century. A brand universally recognized and appreciated by the most demanding customers. Reliability, quality of services and globality are the cornerstones of our group. We are present in more than 44 countries, with 3,000 agencies and over 90,000 agents. Coldwell Banker Realroi is located in Desenzano del Garda in Piazza Malvezzi 23, in the historic heart of the Garda town, behind the small ancient port. Our Agency is our business card, welcoming and elegant, a meeting place for offers and requests for exclusive and sought-after properties.

Property Informations

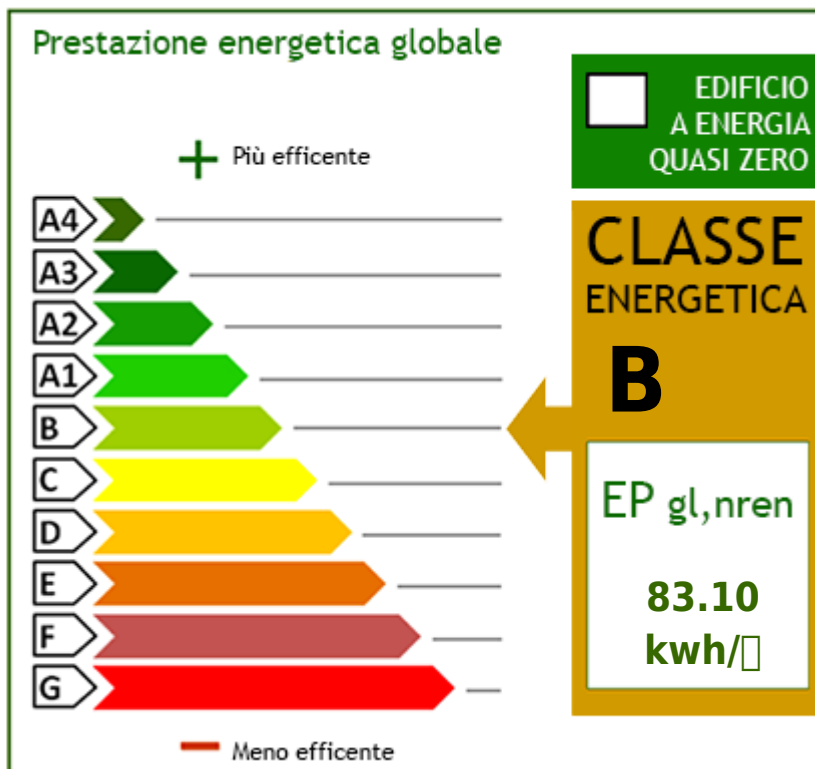
Address: Località Rondinelli	Bedrooms: 9
Bathrooms: 9	Rooms: 5
State of Preservation: Excellent	Level: Multi-Storey
Total Floor: 4	Parking: Uncovered Parking
Lift: Yes	Age Construction: 2010
Current Status: free upon deed	Balconies: Present, 22 sq.m
Terrace: Present, 67 sq.m	Garden: Private, 3.000 sq.m
Sea Distance: 2.600 meter	Box: Quadruple

Features

Closet	Fireplace	Air-Conditioned
Parquet	Sanitary Suspended	Jacuzzi
Shower	Wooden Window Frames	Shutters
Panoramic view		

Nearby

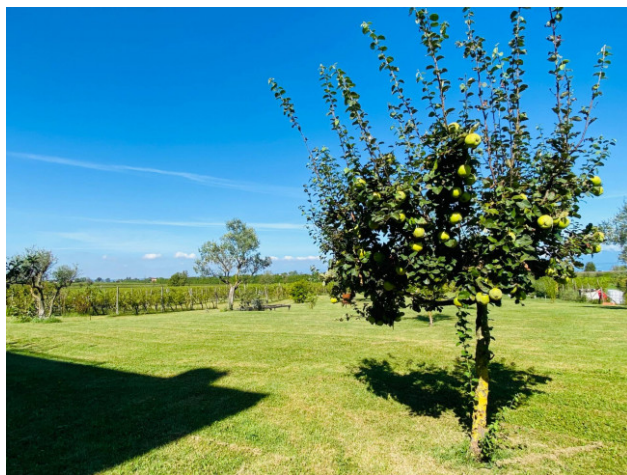
Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			





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Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
 info@realroi.it - <https://www.realroi.it/en>
 VAT 04174290983



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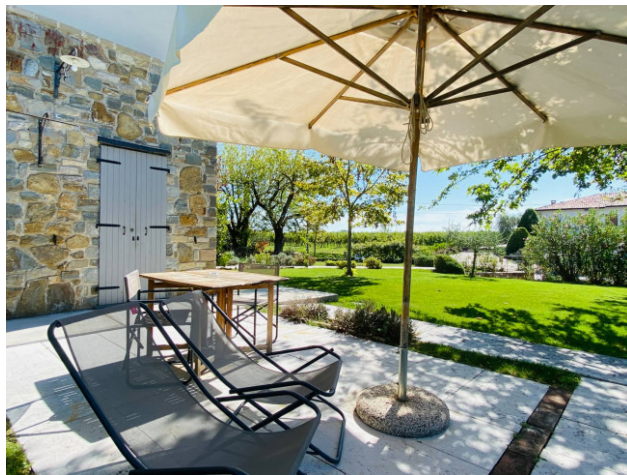
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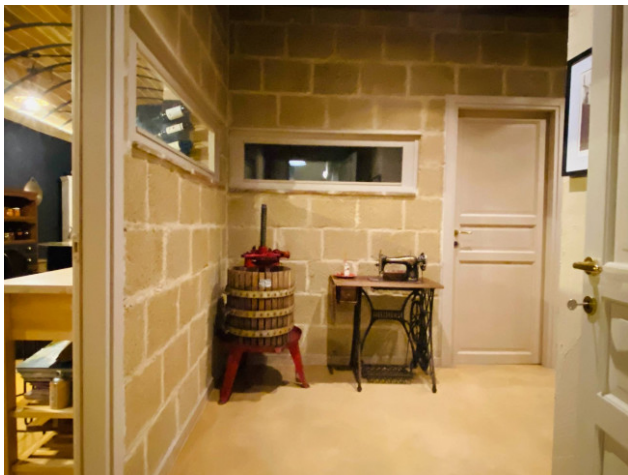
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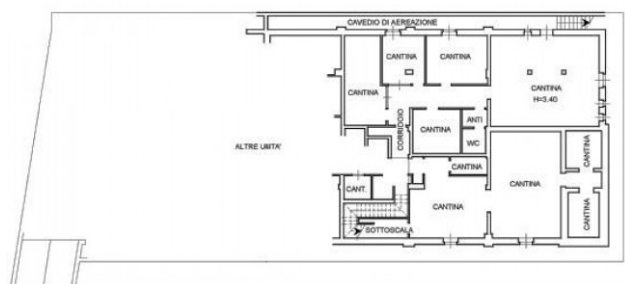


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PIANO INTERRATO



PIANO PRIMO



PIANO TERRA



PIANO SECONDO



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