

Villa for Sale in Soiano del Lago

€ 550.000

Ref. CBI119-1337-268



165 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

Splendid view of Lake Garda in this villa in Soiano del Lago, from the windows of the living room and from the portico in front you can admire the Sirmione peninsula, lower Garda and the snow-capped peaks of Monte Baldo. The house we are offering has a lovely, flowery garden surrounding it, some olive trees and a hedge give privacy and tranquility. The entrance opens onto a small hallway that leads to the living area: an open kitchen, dining area and living room with a beautiful fireplace. Moving on to the sleeping area we find a comfortable double bedroom and a bathroom. With a small modification to the internal spaces there is the possibility of having a second bedroom with a window overlooking the lake. Going down the internal stairs you access the semi-basement where we find a double bedroom, a bathroom and a large tavern with fireplace, windows on the shaft and on the entrance corridor to the garage. The garage houses a covered car and externally there is room for the parking of two further vehicles.

The house is approximately 150 square meters on two floors, has porches facing east and stands on a plot of 470 square meters. The finishes were refined for the period of construction, natural terracotta throughout the living area and ceramics in the bedroom and bathroom. Wooden windows and shutters with double glazing, burglar alarm, split air conditioning and methane gas heating. The location is excellent considering the proximity to all services, the center and the main communication routes, the open view, the brightness of the rooms and the privacy enjoyed despite being undemanding in terms of size and space are valuable.

Soiano del Lago is a town located on one of the hills of Valtenesi, it is one of the most sought after areas of Lake Garda for its panoramic views and the hilly climate that distinguishes it. Renowned area of wineries and strong gastronomic culture, it comes alive with tourists particularly in the summer months but life is pleasant all year round thanks to the favorable position, the presence and convenience of



services, the proximity to the lake, the presence of excellent restaurants and facilities receptive and last but not least, in the presence of the renowned Golf Club as a meeting center and place for prestigious homes.

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 3,300 agencies and over 100,000 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.

Certification

Energy Class: G

Property Informations

Address: VIA 10 GIORNATE, 10

Bedrooms: 3

Bathrooms: 2

Rooms: 6

State of Preservation: Good

Level: On two-levels

Total Floor: 2

Age Construction: 1986

Current Status: free upon deed

Terrace: Present, 38 sq.m

Garden: Private, 470 sq.m

Sea Distance: 3.000 meter

Kitchen: Exposed Kitchen

Box: Single, 17 sq.m

Features

Tv Antenna: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Fireplace

Air-Conditioned

Telephone System

Wiring: in accordance when created

Shower

Wooden Window Frames

Predisposition for Alarm

Shutters

Panoramic view

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

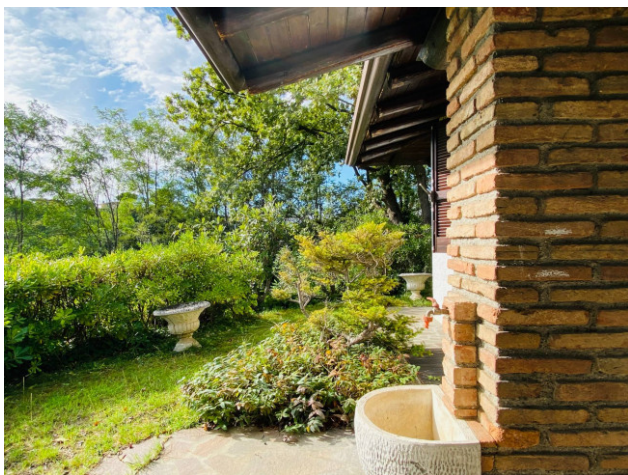
Elementary Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices



Realroi

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



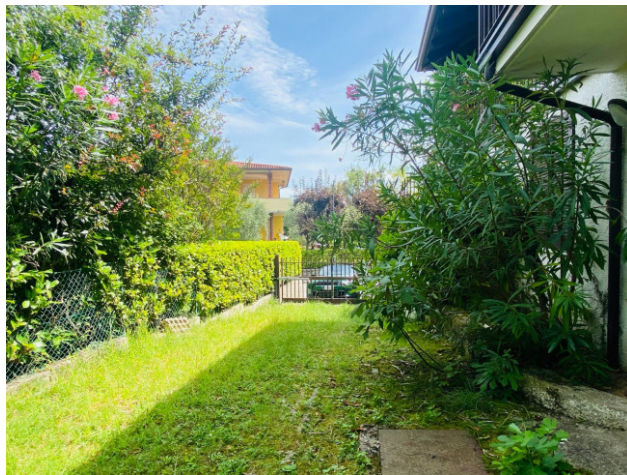
Realroi

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



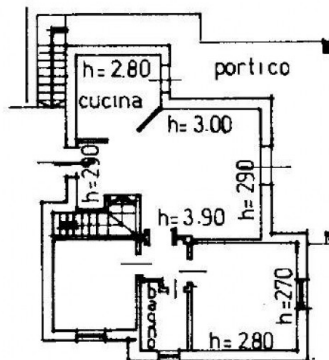
Realroi

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



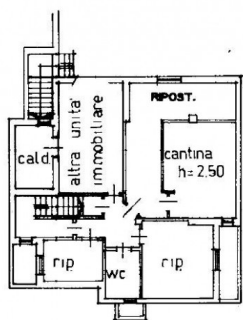
Realroi

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



Realroi

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



Realroi

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