

## rustic/house/court for Sale in Gavardo

### Confidential Negotiation

Ref. CBI119-2785-372



**1.400 sq.m | Bathrooms: 5 | Bedrooms: 4 | Rooms: 6**

Charming 17th century farmhouse with private church in Gavardo

In a splendid hillside position in Gavardo, immersed in the greenery of the first hills and a few minutes from the main services, we offer a charming 17th century farmhouse with attached church.

This exclusive property, immersed in a large private park, offers an atmosphere of rare beauty and tranquility, ideal for those seeking a prestigious residence or wishing to develop a charming accommodation facility.

The farmhouse, rich in history and charm, lends itself to multiple uses thanks to the large internal and external spaces. There is also a three-room apartment with independent entrance, perfect as an annex for guests or service personnel.

The combination of the historicity of the building, the presence of the private church and the enchanting natural context makes this property a unique solution, capable of offering privacy, elegance and a strong emotional impact.

Gavardo is a municipality located in the province of Brescia, in Lombardy, about 15 kilometers west of Lake Garda, and lies along the left bank of the Chiese river. This town is located in a strategic position in the lower Valle Sabbia, a hilly area rich in natural and historical beauties.

Gavardo is surrounded by a suggestive landscape, with the morainic hills on one side and the proximity to the mountains of the Valle Sabbia on the other, which make it an ideal destination for lovers of excursions, nature and relaxation. A few steps from the center, the



Parco del Fiume Chiese offers walking paths and green areas along the river, particularly appreciated by families and visitors looking for an oasis of tranquility.

Gavardo is also an ideal starting point for exploring the surrounding beauties: a few kilometers away are Lake Garda and its famous tourist resorts such as Salsomaggiore and Desenzano, as well as the mountains of Valle Sabbia, ideal for excursions and outdoor sports.

Coldwell Banker, founded in 1906 in San Francisco, is a world-renowned real estate network, recognized for more than a century as a point of reference in the global market. Our brand is synonymous with reliability, excellence and innovation, appreciated by the most demanding customers for the quality of the services offered and our international presence. With more than 3,300 locations and more than 100,000 agents in 44 countries, our global network allows us to connect buyers and sellers anywhere in the world.

Coldwell Banker Realroi, located in the historic heart of Desenzano del Garda, in Piazza Malvezzi 23, a few steps from the ancient port, is the hub of our operations on Lake Garda and its surroundings. Our headquarters reflects our philosophy: welcoming, elegant and professional, it is the place where supply and demand of exclusive properties meet. We specialize in the search and promotion of prestigious properties, guaranteeing our clients a personalized and attentive service, capable of satisfying every need in the luxury real estate sector.

## Certification

**Energy Class:** G

## Property Informations

**Address:** San Pietro

**Zip Code:** 25080

**Bedrooms:** 4

**Bathrooms:** 5

**Rooms:** 6

**State of Preservation:** Excellent

**Level:** On two-levels

**Total Floor:** 2

**Parking:** Uncovered Parking

**Current Status:** free upon deed

**Terrace:** Present

**Garden:** Private

**Kitchen:** Regular Kitchen

**Box:** Double

## Features

Terrace

Tv Antenna: Autonomous

Closet

Fireplace

Parquet

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Shutters

Panoramic view

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

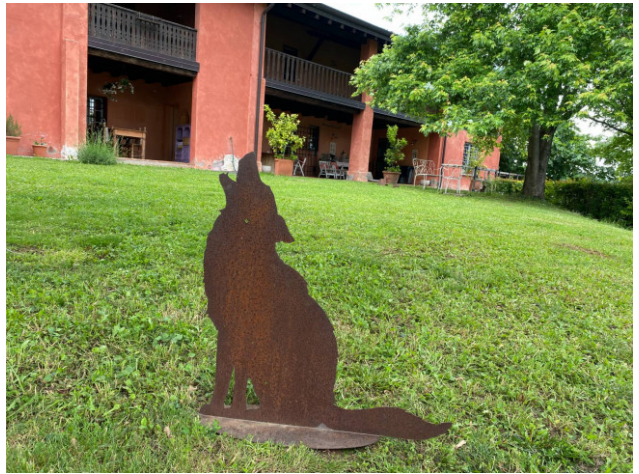
Municipal Offices















**Realroi**

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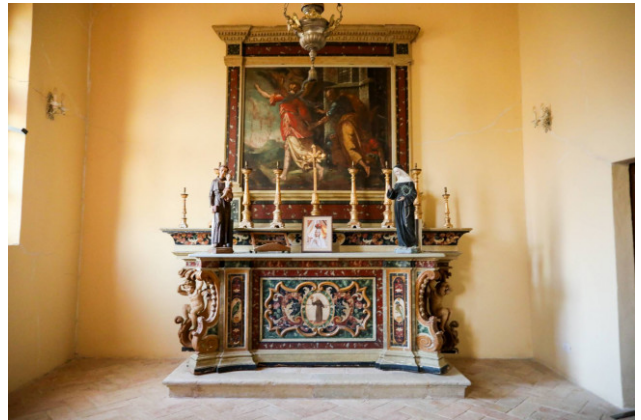
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