



## rustic/house/court for Sale in San Felice del Benaco

### € 1.300.000

### Ref. CBI119-2785-434



**1.200 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10**

Historic farmhouse with San Felice park

In the heart of the charming historic center, where time seems to have stopped, stands a property of unparalleled charm, rare and of absolute value. This magnificent farmhouse of large dimensions is surrounded by a generous private park, an exclusive green oasis that gives a unique feeling of peace and privacy.

The house stands out for its historical character and its authentic architecture, rich in details that tell the story of the past. The property is completed by a refined separate annex, perfect for guests or to create a second home.

Thanks to its privileged position and infinite potential, this jewel lends itself to being transformed into a prestigious main residence, an exclusive restoration project or a residence divided into several units. The possibility of renovating and enhancing this architectural treasure makes it an unrepeatable opportunity for those seeking a high-level investment or a charming refuge.

San Felice del Benaco is a charming town on the western shore of Lake Garda, known for its tranquility and natural beauty. Composed of the hamlets of San Felice, Portese and Cisano, it offers suggestive views, well-kept beaches and a historic village full of charm. The area is renowned for the production of wine and extra virgin olive oil, and its strategic position allows you to easily explore other places on the lake. San Felice is ideal for those seeking a peaceful life, surrounded by nature and a few steps from the waters of Garda.

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

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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.

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.

## Certification

**Energy Class:** G

## Property Informations

**Address:** viale Italia

**Zip Code:** 25010

**Bedrooms:** 4

**Bathrooms:** 3

**Rooms:** 10

**State of Preservation:** Be Restored

**Level:** On two-levels

**Total Floor:** 2

**Current Status:** free upon deed

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

## Features

Tv Antenna: Autonomous

Land: 1500 □

## 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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