



Building for Sale in Tignale Gardola

€ 765.000 negotiable

Ref. CBI119-1337-505



720 sq.m | Bathrooms: 12 | Bedrooms: 9 | Rooms: 20

Tignale - Lake View, Authentic Soul

In the heart of the charming village of Gardola, in Tignale, we present a captivating sky-earth property boasting breathtaking views over Lake Garda. Nestled in a quiet yet central location, the home exudes a timeless atmosphere, suspended between the tranquility of the mountains and the intensity of the lake landscape.

The building, meticulously renovated in the early 2000s, spans multiple levels and currently houses six independent apartments. The finishes reflect the historical character of the property, with exposed stone, wooden beams, and authentic materials harmoniously paired with modern comforts.

The true jewel of this property is a stunning panoramic terrace of approximately 60 sqm, overlooking the lake-an enchanting space, ideal for relaxing or entertaining in every season.

The property also features generous communal areas, including a spacious kitchen and several multifunctional rooms, offering the concrete possibility of creating two or three additional housing units-either one- or two-bedroom apartments-without compromising the integrity of the existing structure.

Its versatility makes this property suitable for various purposes: perfect for an investor interested in short-term holiday rentals, but also for those wishing to split and sell the apartments individually-or, why not, for a group of friends or families dreaming of a shared retreat in one of Lake Garda's most evocative locations.

A rare opportunity in an authentic setting of understated beauty.

Realroi



For further information or to arrange a visit, we are at your disposal.

The Location - Between Lake, Sky and Nature

Tignale is a small mountain village perched on the western shore of Lake Garda, at an altitude of around 550 meters. It is renowned for its authentic atmosphere, mild climate, and breathtaking views that stretch from alpine peaks to the sparkling waters of the lake. Gardola, the main hamlet, offers restaurants, cafés, small shops, and essential services. From here, hiking trails, cycling routes, and scenic drives lead into the Alto Garda Bresciano Park. In just a few minutes by car, you can reach beaches, marinas, and sailing centers. Among the most appreciated activities in the area:

- Hiking or e-biking through olive groves and woodland
- Visiting the Sanctuary of Montecastello, nestled in the rock
- Tasting local olive oil, wines, and regional specialties
- Water sports on the lake: sailing, windsurfing, SUP
- Boat trips to Limone, Malcesine, Sirmione

Tignale offers the perfect balance between authenticity and beauty-away from the busiest tourist routes, yet easily accessible from Salò, Desenzano, Brescia, and the airports of Verona and Bergamo.

Coldwell Banker

Founded in 1906 in San Francisco, Coldwell Banker is a world-renowned real estate network, recognized for over a century as a benchmark in the global market. Our brand stands for trust, excellence, and innovation, appreciated by the most discerning clients for the quality of our services and international reach. With over 3,300 offices and more than 100,000 agents in 44 countries, our global network enables us to connect buyers and sellers across the world.

Coldwell Banker Realroi, located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port, is the hub of our operations on Lake Garda and its surroundings. Our office reflects our philosophy: welcoming, elegant, and professional-a meeting point for exclusive real estate. We specialize in the search and promotion of prestigious properties, offering our clients a personalized and attentive service designed to meet every need in the luxury real estate market.

Certification

Energy Class: G

Property Informations

Address: via dei mille, 3

Zip Code: 25080

Bedrooms: 9

Bathrooms: 12

Rooms: 20

State of Preservation: Good

Level: Multi-Storey

Total Floor: 4

Lift: Yes

Age Construction: 2000

Current Status: free upon deed

Balconies: Present

Terrace: Present

Kitchen: Exposed Kitchen

Features

Terrace: 60

Tv Antenna: Autonomous

Tv SAT: Autonomous

ADSL Coverage

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Aluminum Frames

Shutters

Panoramic view



Nearby

Football Fields

Fitness Centers

Bike Lanes

Playgrounds

Public Transport

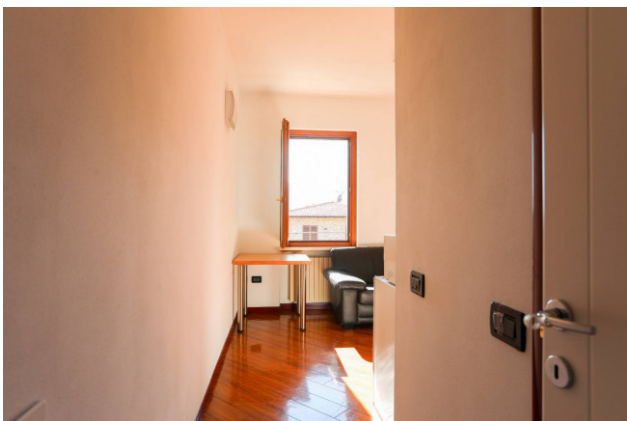
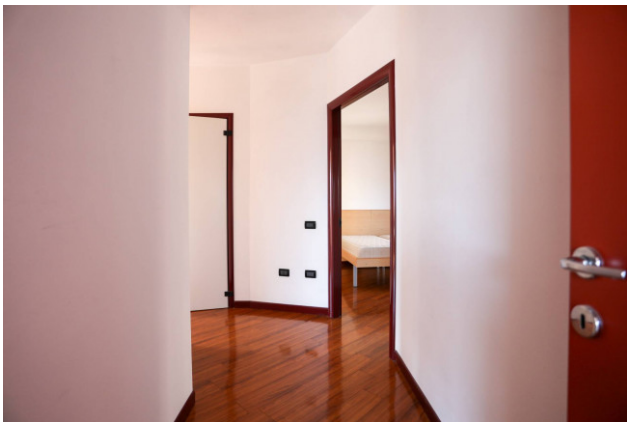
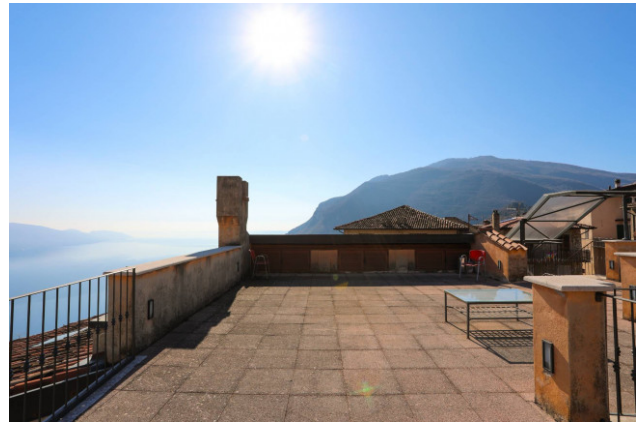
Kindergarten

Elementary Schools

Cafe

Post Offices

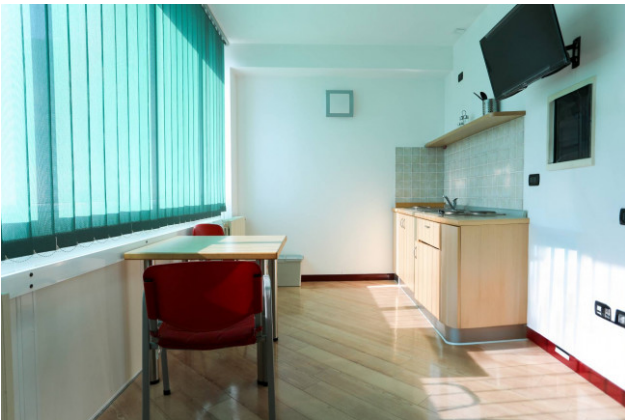
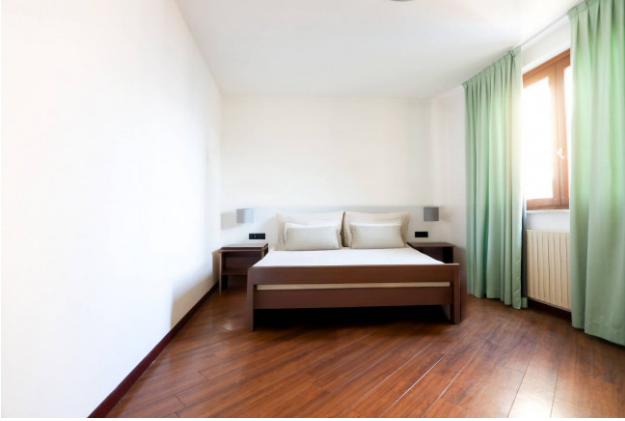
Municipal Offices



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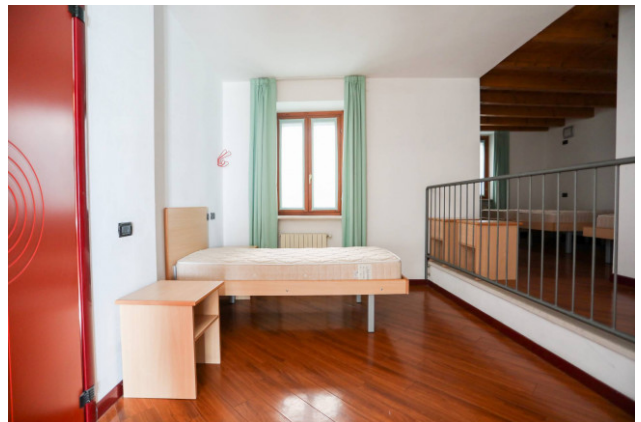
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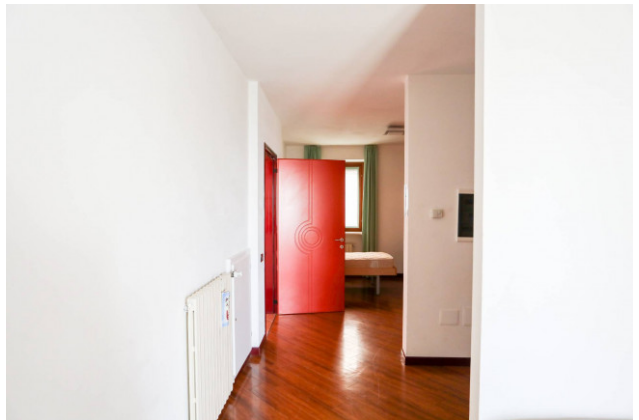
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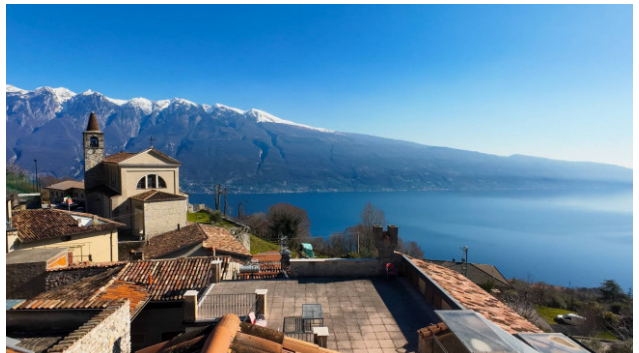
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