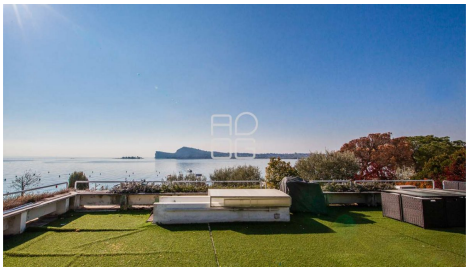
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Code: V001706

EXCLUSIVE LAKEFRONT PROPERTY IN SAN FELICE DEL BENACO

Via San Fermo San Felice del Benaco BS Italia

SALE
Trattativa riservata

Beds	Bathrooms	Commercial	Garden
2	2	155 mq	670 mq

DESCRIPTION:

In the beautiful setting of San Felice del Benaco, we offer exclusive lakefront property with direct access to the beach, exciting roof terrace and private garden with swimming pool. The villa, built on a plot of about 670 sqm, is spread over two floors connected by an external staircase and has been recently renovated. On the upper floor the living area, consisting of living room and kitchen with central island, opens onto a large terrace with a priceless view of the Rocca di Manerba and Lake Garda. The sleeping area consists of master bedroom with walk-in closet, twin bedroom and windowed bathroom with shower. The lower floor houses a large tavern with bathroom and triple garage. The flat roof, reached by an external staircase, houses the spectacular terrace with total lake view. Location, brightness, large outdoor spaces and fascinating lake views are the key elements of this prestigious villa. We are available for further information, documentation on request and inspection.

abitare il Garda
WE MAKE IT REAL

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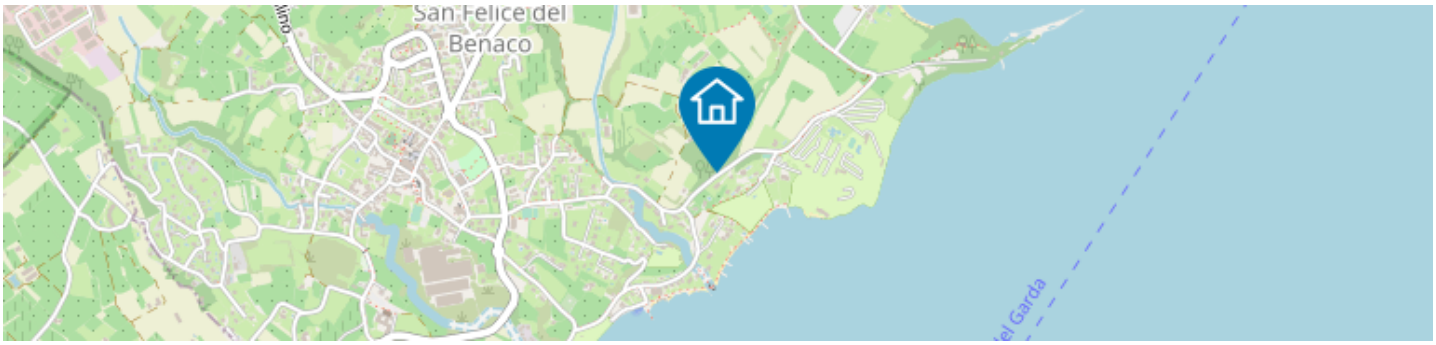
ADDITIONAL INFORMATION

Energy Rating: G	**Minimum IPE:** -	**Heating:** Independent	**State:** Perfect Conditions
Grade: Elegant	**Position:** Lake	**View:** Lake View	**Orientation:** -
Rooms / Locals: 8	**Floor:** -	**Building Floors:** 2	**Internal Levels:** 2
Garage: 1	**Mq Garage:** 106	**Parking Space:** -	**Terraces:** 2
Mq Terraces: 80	**Balconies Mq:** -	**Arcades:** -	**Mq Arcades:** -
Garden: Private	**Kitchen:** View Kitchen	**Furniture:** Furnished	**Annual Expenses:** -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Independent Entrance
- ✓ Outdoor Tables
- ✓ Pool
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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