



Code: [V001814](#)

## ELEGANT VILLA WITH POOL 1 KM FROM THE LAKE IN SAN FELICE DEL BENACO

Via Roseti San Felice del Benaco BS Italia

**SALE**  
**1.600.000€**

Beds	Bathrooms	Commercial	Garden
 6	 6	 230 mq	 1400 mq

### DESCRIPTION:

In the renowned resort of San Felice del Benaco, only 1 km from the beaches, in a context immersed in greenery and surrounded by vineyards, we offer for sale an elegant detached villa with infinity pool built on a plot of approximately 1.400 sqm. The property is arranged on one level above ground plus basement. On the ground floor: large double-height living room with exposed beams and fireplace, separate and habitable kitchen, master bedroom with en-suite bathroom, single bedroom with en-suite bathroom, double bedroom, second single bedroom, 2 further bathrooms, porch and large garden with infinity pool. On the lower floor, connected by lift: spacious tavern with fireplace, separate kitchen, bedroom with en suite bathroom, second bedroom, further bathroom, sauna with shower, laundry room, cellar and quadruple garage closed by electric up-and-over door with adjoining room used as a tool shed and pantry. The property features high-level finishes and is a perfect example of how the various materials used in its construction such as glass, wood, marble and stone can create a harmonious coexistence. We remain available for further information.

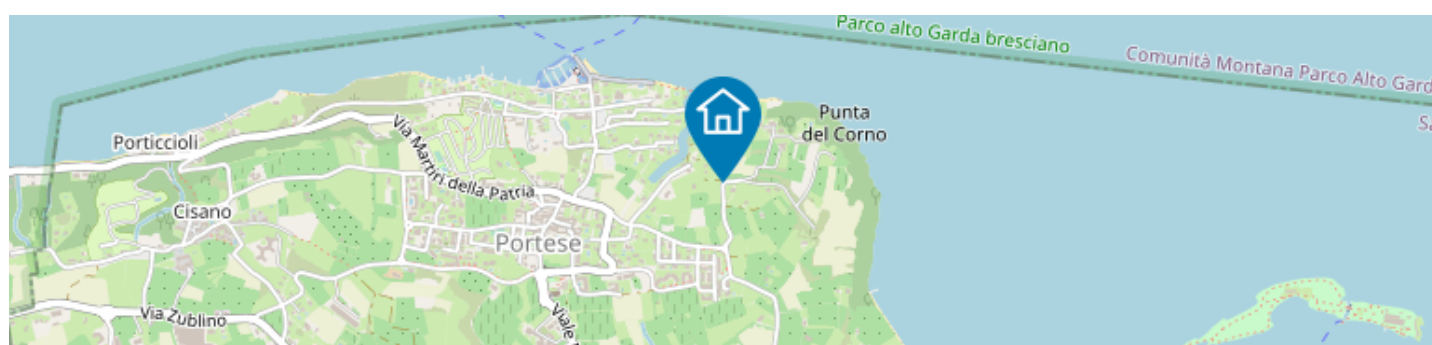
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> F	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Perfect Conditions
<b>Grade:</b> Elegant	<b>Position:</b> Suburb	<b>View:</b> Garden View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 15	<b>Floor:</b> -	<b>Building Floors:</b> 1	<b>Internal Levels:</b> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> 60	<b>Parking Space:</b> -	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 30
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning    ✓ Closet    ✓ Data Network    ✓ Double Entry    ✓ Double Glasses
- ✓ Electric Gate    ✓ Fireplace    ✓ Flue    ✓ Independent Entrance    ✓ Laundry
- ✓ Lift    ✓ Outdoor Tables    ✓ Pool    ✓ Safe    ✓ Security Door
- ✓ Theft Protection    ✓ Video Intercom



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