



Code: [V001893](#)

UNOBTAINABLE SINGLE VILLA IN MANERBA DEL GARDA

Via IV Novembre Manerba del Garda BS Italia

SALE
Trattativa
riservata

Beds	Bathrooms	Commercial	Garden
 2	 2	 180 mq	 2140 mq

DESCRIPTION:

Surrounded by greenery and just a few steps from the centre, the main services and the lake, we offer an unobtainable single villa on a plot of 2000 square metres with the possibility of building a further 150 cubic metres above ground and creating a scenic swimming pool (project already approved), comprising entrance hall, large living room with separate kitchen, hallway leading to the sleeping area where we find a bathroom with tub and shower with window and a large double bedroom, a further hallway leads to a suite of about 45 square metres consisting of double bedroom and bathroom. The terrace wraps around the house for its entire length, allowing direct access to the outside from every room. From the house, which is comfortably distributed on a single floor, we can access the basement through a beautiful internal staircase. The area in question has undergone renovation works that have made it possible, in its current state, to obtain an area arranged for a habitable kitchen, 3 double bedrooms, 3 bathrooms, a tavern and a cellar. A double garage completes the property. Approved project for an annex of 55 square metres consisting of a living room with kitchen, double bedroom and bathroom, as well as porch. Features that make the property unique. We remain at your disposal for further information and inspections.

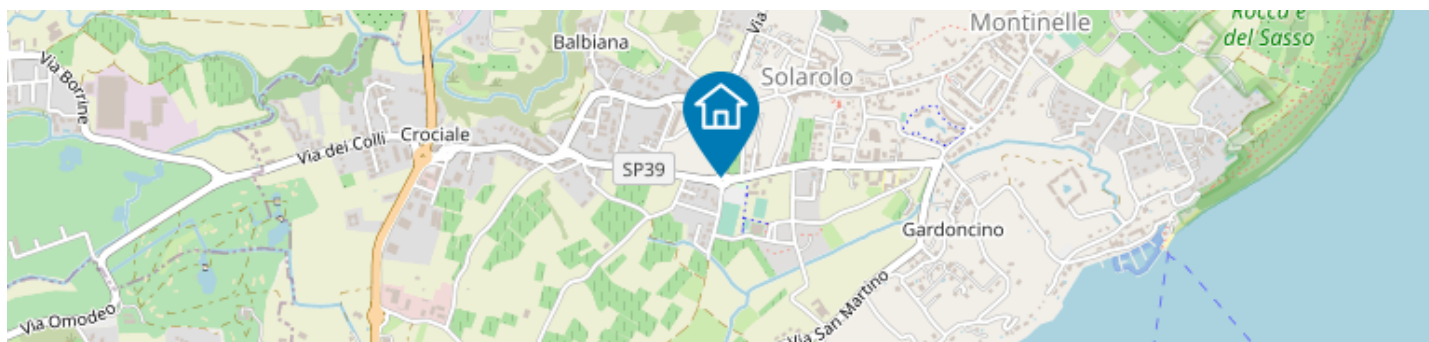
ADDITIONAL INFORMATION

Energy Rating: VA	Minimum IPE: -	Heating: Independent	State: Good
Grade: Elegant	Position: Center	View: Open View	Orientation: -
Rooms / Locals: 6	Floor: 1	Building Floors: 2	Internal Levels: 2
Garage: 1	Mq Garage: 24	Parking Space: 2	Terraces: 1
Mq Terraces: 50	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: Private	Kitchen: Eat-In Kitchen	Furniture: Half Furnished	Annual Expenses: -



ACCESSORIES

✓ Air Conditioning	✓ Automotive Passage	✓ Data Network	✓ Double Entry	✓ Double Glasses
✓ Electric Gate	✓ Fireplace	✓ Flue	✓ Independent Entrance	✓ Laundry
✓ Mosquito Nets	✓ Optic Fiber	✓ Pedestrian Crossing	✓ Railings	✓ Safe
✓ Satellite System	✓ Security Door	✓ Theft Protection	✓ Veranda	✓ Video Intercom



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