



Code: [V002179](#)

## EXCLUSIVE DESIGN VILLA IN ELEGANT CONTEXT IN PADENGHE SUL GARDA

Via Metelli Padenghe sul Garda BS Italia

**SALE**  
**1.500.000€**

Beds	Bathrooms	Commercial	Garden
 4	 5	 250 mq	 600 mq

### DESCRIPTION:

Situated in a hilly area and in the beautiful and elegant context of the municipality of Padenghe s/G, surrounded by elegant residences, with open and panoramic views with glimpses of the lake, we propose an important and exclusive single villa with private garden and swimming pool. With a contemporary, modern design and with squared lines and plays of volumes, the villa has been conceived for demanding customers who want to have a Design villa where they can stay both as their main residence and for summer periods. Glass, underfloor heating, air conditioning, earthquake-proofing, solar photovoltaic systems, heat pumps, and top-quality materials are some of the features of this prestigious property, which will be built in class A with all the consequent living comforts. The house, built on two above-ground levels plus basement and with the possibility of a solarium area on the roof, is composed on the ground floor of a large living and dining area, a large kitchen, all the rooms have large windows from which to access the generous outdoor areas with covered porticoes as well as the garden and the sunbathing area of the private pool, a service bathroom, a guest room or bedroom with another private bathroom and the staircase with a predisposed lift shaft leading to the first floor where we find three large master bedrooms with their private bathrooms and exclusive terrace. Climbing the staircase we land in the rooftop solarium area where we can stay during the summer months with a wonderful view of the lake. The internal staircase also leads to the basement area where we find two large multipurpose rooms where we can create a tavern, a study or guest area or a SPA relaxation area, a laundry room and the large garage suitable for at least three or four cars. Proposal of absolute quality and very high level of finishes. We remain at your disposal for any further information, technical details and on-site inspection.

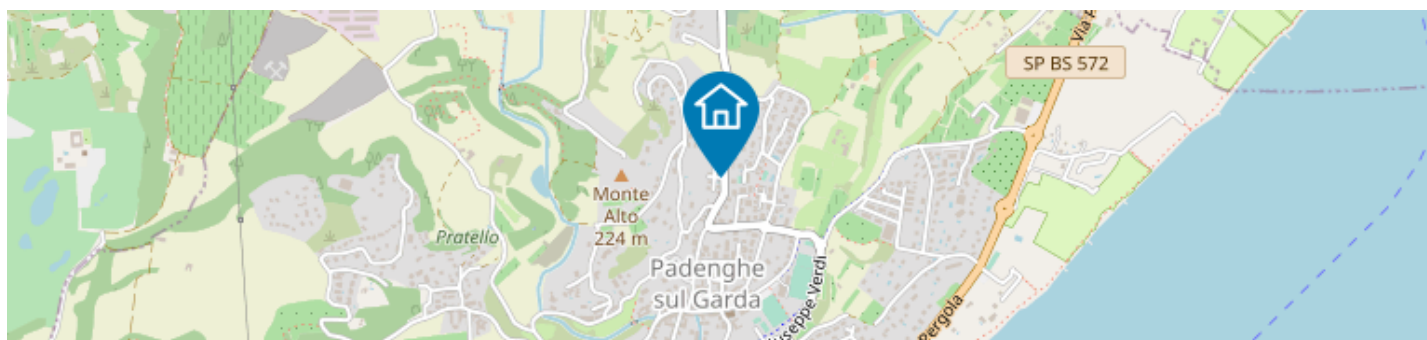
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Under Construction
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 5	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 3
<b>Garage:</b> 1	<b>Mq Garage:</b> 75	<b>Parking Space:</b> -	<b>Terraces:</b> 5
<b>Mq Terraces:</b> 145	<b>Balconies Mq:</b> -	<b>Arcades:</b> 3	<b>Mq Arcades:</b> 60
<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    ✓ Flue    ✓ Home Automation System    ✓ Independent Entrance    ✓ Laundry
- ✓ Photovoltaic System    ✓ Pool    ✓ Satellite System    ✓ Security Door    ✓ Solar Panels
- ✓ Theft Protection    ✓ Video Intercom



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