



Code: [V002176](#)

## PRESTIGIOUS VILLA WITH MODERN DESIGN IN PADENGHE SUL GARDA

Via Gramsci Padenghe sul Garda BS Italia

**SALE**  
**1.450.000€**

Beds	Bathrooms	Commercial	Garden
 4	 3	 185 mq	 370 mq

### DESCRIPTION:

Situated in a beautiful and elegant residential area in the municipality of Padenghe s/G, surrounded by prestigious properties, with open and panoramic views with glimpses of the lake, we offer an exclusive villa with garden and private swimming pool. With a modern and attractive design with square lines and playful volumes, the villa has been conceived for demanding customers who want to create a contemporary villa where they can stay for the summer or as their primary home. Glass, lighting, underfloor heating, air conditioning, earthquake-proofing, solar photovoltaic systems, heat pump, 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, is composed on the ground floor of a large living area, dining room and kitchen with large windows giving access to the generous outdoor areas such as covered porches and pergolas as well as to the garden and the sunbathing area of the private swimming pool, a bathroom and a study room. The staircase leads to the first floor, where we find the master bedroom with private bathroom, two other double bedrooms with another bathroom as well as splendid terraces surrounding the house with access from all the rooms and with a beautiful open and panoramic view. Going up another floor we find the splendid roof solarium with a beautiful, open view of the lake. The internal staircase leads to the basement area where we find a multi-purpose room where we can create a studio or laundry room or a SPA relaxation area, the technical room, a storage room and the large garage suitable for several cars. Proposal of absolute quality and very high level of finishes. We remain at your disposal for any further information and on-site visits.

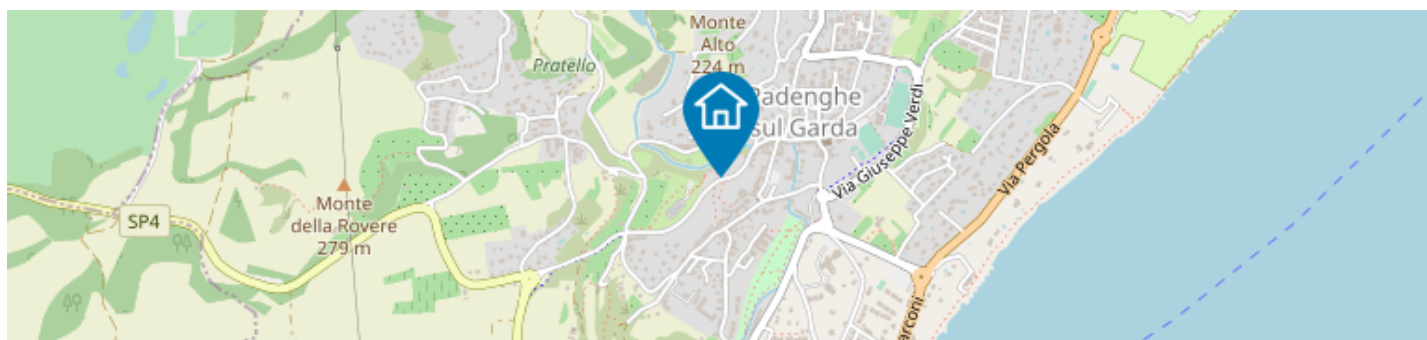
## ADDITIONAL INFORMATION

<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> 80	<b>Parking Space:</b> -	<b>Terraces:</b> 3
<b>Mq Terraces:</b> 135	<b>Balconies Mq:</b> 9	<b>Arcades:</b> 2	<b>Mq Arcades:</b> 70
<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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