



Code: [V002733](#)

## PRESTIGIOUS VILLA WITH POOL AND LAKE VIEW IN MANERBA DEL GARDA

Via Duca d'Aosta 3 Manerba del Garda BS Italia

**SALE**  
**2.600.000€**

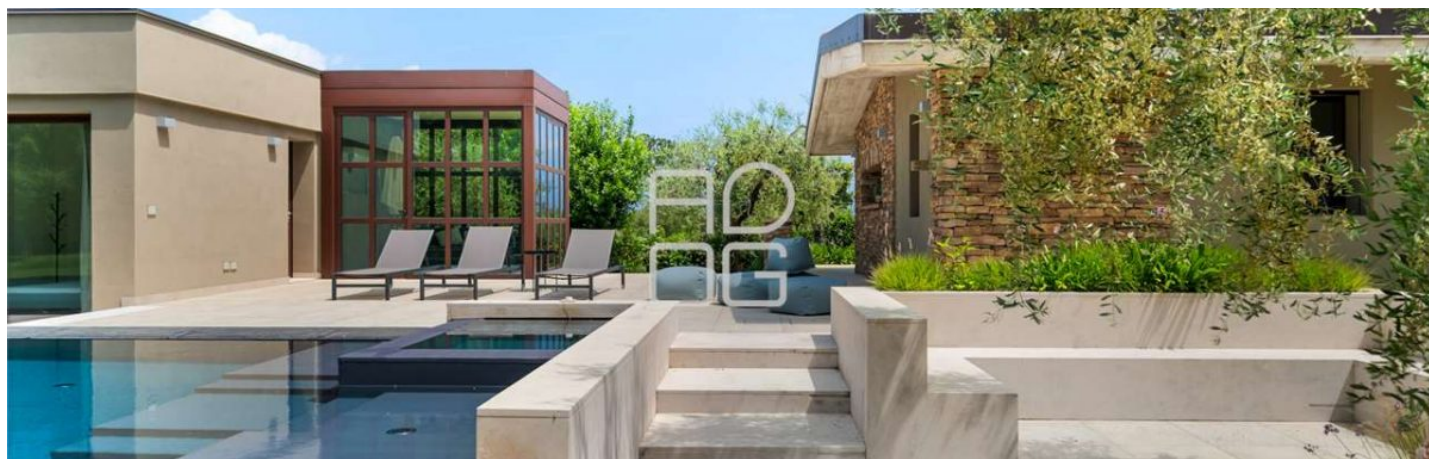
Beds	Bathrooms	Commercial	Garden
 5	 5	 240 mq	 2100 mq

### DESCRIPTION:

Located in the renowned municipality of Manerba del Garda, in one of the most exclusive and sought-after settings in the area, at the foot of the scenic Rocca di Manerba and just 100 meters from Lake Garda and its beaches, we offer for sale a prestigious high-standing villa, immersed in an enchanting private park of approximately 3,000 sqm with mature plants and total privacy. The property was completely renovated in 2022 with top-quality finishes and state-of-the-art systems (Energy Class A4). It consists of two residential units connected by a splendid solarium area with a scenic swimming pool of approx. 60 sqm, harmoniously integrated into the surrounding greenery. Main House: The driveway leads to covered parking spaces. A pedestrian path takes you to the large entrance porch and into the villa, which opens onto an elegant living area with a lounge, dining area, and open-plan kitchen, enhanced by large windows overlooking panoramic lake-view terraces and the garden, ideal for outdoor living and dining. This floor is completed by a guest bathroom and a double bedroom with an en-suite bathroom. The lower floor hosts a master bedroom with walk-in closet and en-suite bathroom, with direct access to a private outdoor area, as well as a laundry room, technical room, and cellar/storage room. Upstairs, a spacious hallway leads to two additional bedrooms, each with access to a stunning large lake-view terrace, and another bathroom. Annex: From the solarium area, you reach the annex, consisting of a modern air-conditioned bioclimatic greenhouse, ideal as a relaxation area or outdoor gym, a large storage room, and a guest bedroom with private bathroom. Key Features: - Private garden of approx. 3,000 sqm with mature landscaping - Generous indoor living space - Private swimming pool (approx. 60 sqm) - Energy class A4 - Complete renovation in 2022 with premium materials - Furnishings included (excluding personal items) - Panoramic views of Lake Garda - Extensive outdoor areas: terraces and porches - Absolute privacy - Excellent natural light - Walking distance from the lake and local amenities A property of great charm and refinement, perfect both as a primary residence or an exclusive holiday home. An ideal solution for discerning clients seeking privacy, comfort, and a landscape of rare beauty. Further information and viewings are available upon request, preferably for qualified clients.

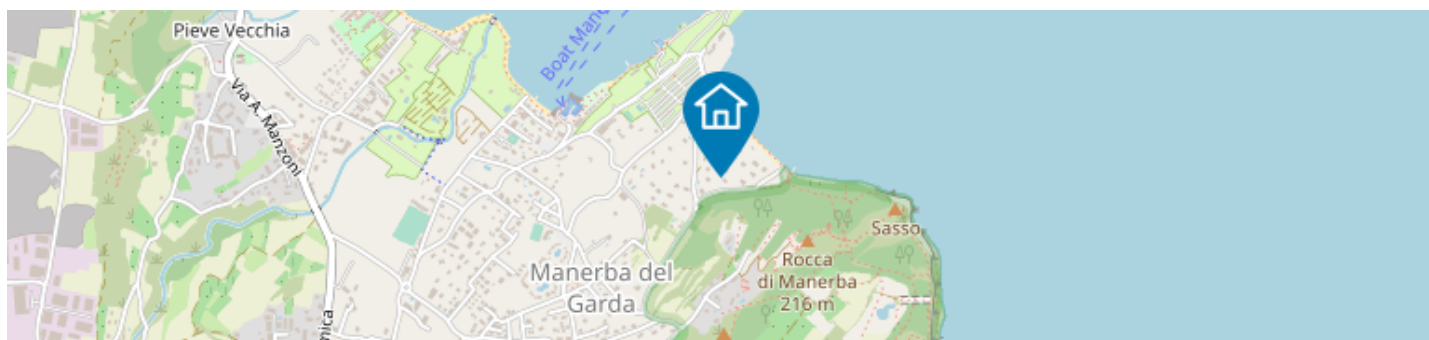
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Perfect Conditions
<b>Grade:</b> Elegant	<b>Position:</b> Lake	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 11,5	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 3
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> 2	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 325	<b>Balconies Mq:</b> 13	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 28
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Fireplace
- ✓ Flue
- ✓ Home Automation System
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Veranda
- ✓ Video Intercom
- ✓ Video Surveillance



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