



Code: [V002873](#)

## PRESTIGIOUS PROPERTY WITH PRIVATE PARK AND DOMINANT LAKE VIEW IN PADENGHE SUL GARDA

Via Monte Padenghe sul Garda BS Italia

**SALE**  
**4.200.000€**

| Beds   | Bathrooms   | Commercial   | Garden   |
|--|---|--|--|
|  8 |  7 |  343 mq |  32500 mq |

### DESCRIPTION:

In a prestigious hillside location in the municipality of Padenghe sul Garda, boasting a dominant view over the lake, the surrounding hills and picturesque landscapes, we offer an important and exclusive property set in a context of absolute prestige. The estate is immersed in a private, fully fenced park of approximately 32,000 sqm, ensuring maximum privacy and seclusion, with excellent southern exposure. The property includes a main villa, a caretaker's villa, an extensive park, a swimming pool area, as well as additional ancillary and accessory buildings. The real estate complex extends over a hillside mainly planted with woodland and olive trees, featuring wide flat areas and natural terraces. Internal access is ensured by wide private driveways which, from the main entrance, serve the residential buildings and the pool area, continuing to a secondary service entrance located on the opposite side of the hill. Both the main villa and the secondary building are arranged over two levels: - a main floor dedicated to the living areas, including lounges, kitchens, bedrooms and bathrooms, as well as outdoor spaces such as porches and panoramic terraces; - a semi-basement level used as garages and ancillary rooms, including taverns, cellars, laundry rooms, storage rooms and technical areas. Built in the late 1970s, the property requires significant renovation works, or alternatively demolition and reconstruction, offering extraordinary potential to restore it to its original splendor. A unique opportunity, ideal for the creation of an exclusive private residence, among the most prestigious in the entire Lake Garda area. Further information, documentation and site visits available upon request for qualified clients.

## ADDITIONAL INFORMATION

|                             |                                |                                 |                               |
|-----------------------------|--------------------------------|---------------------------------|-------------------------------|
| <b>Energy Rating:</b> G     | <b>Minimum IPE:</b> 385,85     | <b>Heating:</b> Independent     | <b>State:</b> To Be Renovated |
| <b>Grade:</b> Elegant       | <b>Position:</b> Hill          | <b>View:</b> Lake View          | <b>Orientation:</b> -         |
| <b>Rooms / Locals:</b> 21,5 | <b>Floor:</b> -                | <b>Building Floors:</b> 2       | <b>Internal Levels:</b> 2     |
| <b>Garage:</b> 3            | <b>Mq Garage:</b> 110          | <b>Parking Space:</b> -         | <b>Terraces:</b> -            |
| <b>Mq Terraces:</b> -       | <b>Balconies Mq:</b> 8         | <b>Arcades:</b> 3               | <b>Mq Arcades:</b> 84         |
| <b>Garden:</b> Private      | <b>Kitchen:</b> Eat-In Kitchen | <b>Furniture:</b> Not Furnished | <b>Annual Expenses:</b> -     |



## ACCESSORIES

- ✓ Closet
- ✓ Concierge / Guardian
- ✓ Data Network
- ✓ Double Entry
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Pool



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