



Code: [V002873](#)

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

Via Monte Padenghe sul Garda BS Italia

SALE
Trattativa riservata

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

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



ACCESSORIES

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



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