



Code: [V002837](#)

## HILLSIDE VILLA WITH STUNNING LAKE VIEW IN SAN FELICE DEL BENACO

Via Monte Croce San Felice del Benaco BS Italia

**SALE  
1.350.000€**

Beds      Bathrooms      Commercial      Garden  
 5      4      206 mq      1365 mq

### DESCRIPTION:

In an elegant hillside setting, surrounded by greenery and offering excellent privacy, we present a prestigious detached villa of approximately 300 sqm with a beautiful private garden of about 1,500 sqm and a splendid view of Lake Garda. The property is arranged over two floors plus a basement and offers spacious and bright interiors: Ground floor: - Large living room with fireplace and large windows overlooking the covered porch and the pool, from which you can enjoy a charming view of the surrounding greenery and the lake - Dining room - Separate kitchen - Master bedroom - Bathroom First floor: - Spacious landing - Four bedrooms - Two bathrooms - Balcony and terrace with breathtaking lake views Basement: - Multifunctional room (ideal as a guest room, study, or gym) - Guest bathroom - Boiler room - Tavern - Garage This property represents a wonderful opportunity for those seeking an elegant residence in a privileged location, with the potential to create — through renovation — an exclusive, high-end villa. For further information or to schedule a viewing, please feel free to contact us.

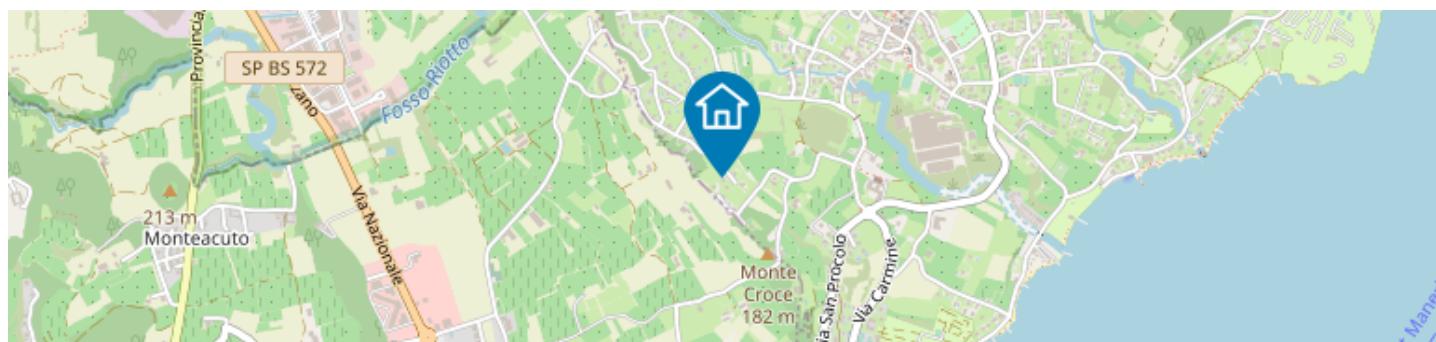
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> G	<b>Minimum IPE:</b> 317,36	<b>Heating:</b> Independent	<b>State:</b> Old
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 9	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 3
<b>Garage:</b> 1	<b>Mq Garage:</b> 25	<b>Parking Space:</b> 2	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 24	<b>Balconies Mq:</b> 15	<b>Arcades:</b> 2	<b>Mq Arcades:</b> 88
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- Closet
- Condominium Park
- Double Entry
- Fireplace
- Flue
- Independent Entrance
- Pool



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