



Code: [V002902](#)

DETACHED VILLA WITH PANORAMIC LAKE VIEW AND LARGE GARDEN IN PADENGHE SUL GARDA

Via Giuseppe Verdi Padenghe sul Garda BS Italia

SALE
1.180.000€

Beds	Bathrooms	Commercial	Garden
 2	 1	 140 mq	 1040 mq

DESCRIPTION:

In the charming town of Padenghe sul Garda, overlooking the western shore of Lake Garda, we offer an important detached villa in a dominant position, boasting stunning panoramic lake views and surrounded by a large private garden. The property is arranged over two levels and offers remarkable layout flexibility: it can be enhanced as an elegant single-family villa or divided into two independent residential units. The current layout includes: · Ground floor: three rooms and one bathroom · First floor: spacious living room, separate kitchen, two bedrooms and bathroom The two floors are connected by an internal staircase, ensuring convenient and functional access. The property also features a large ground-floor garage with space for three cars, a truly valuable asset. Although the villa requires renovation, it represents an outstanding development opportunity thanks to its privileged location, lake views and expansive garden, also ideal for creating a private swimming pool. An approved project for demolition and reconstruction is already in place, aimed at building a prestigious new-concept single-family villa. The strategic location provides quick access to Lake Garda's main attractions, as well as high-quality services and infrastructure. In summary: a unique opportunity to create an exclusive residence in one of Lake Garda's most enchanting settings, fully exploiting the property's potential and its extraordinary panorama. We remain at your disposal for further information and to arrange viewings upon request.

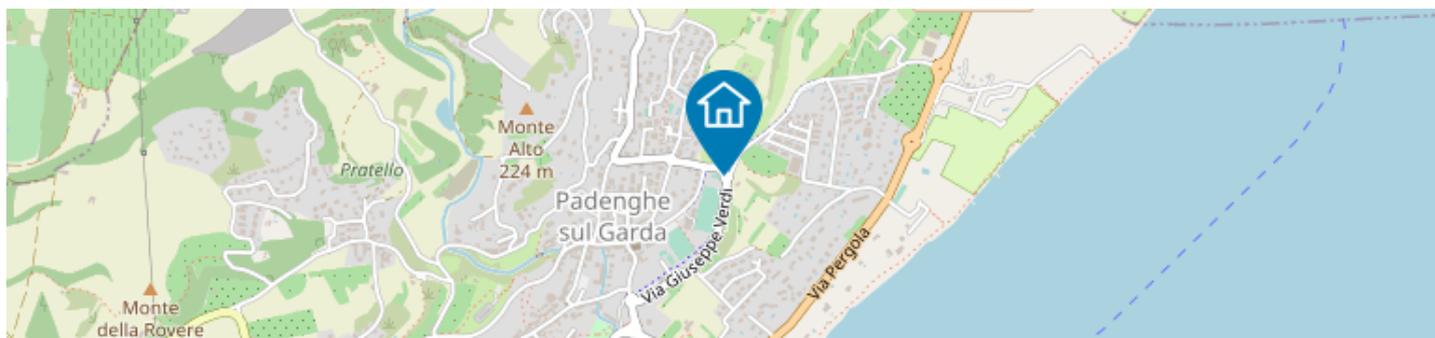
ADDITIONAL INFORMATION

Energy Rating: G	Minimum IPE: -	Heating: Independent	State: To Be Renovated
Grade: Medio	Position: Hill	View: Lake View	Orientation: -
Rooms / Locals: 9	Floor: -	Building Floors: 2	Internal Levels: 2
Garage: 1	Mq Garage: 60	Parking Space: -	Terraces: 1
Mq Terraces: 15	Balconies Mq: -	Arcades: 2	Mq Arcades: 20
Garden: Private	Kitchen: Small Separate Kitchen	Furniture: Not Furnished	Annual Expenses: -



ACCESSORIES

- ✓ Data Network
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance



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