



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 5 Bathrooms 5 Commercial 240 mq Garden 2100 mq

DESCRIPTION:

Just 100 meters from Lake Garda and the beach, at the foot of the Rocca di Manerba, we offer for sale an exclusive villa fully renovated in 2022 (Energy Class A4), set within a flat private park of approximately 3,000 sqm ensuring total privacy. The property consists of two residential units connected by an elegant solarium area featuring a stunning 60 sqm swimming pool. The main residence offers a spacious living area with large windows and lake-view terraces, 4 bedrooms, and additional service rooms (laundry, technical room, and cellar). The guest house includes a climate-controlled bioclimatic conservatory, ideal as a relaxation area or gym, and a guest bedroom with ensuite bathroom. High-end finishes, modern systems, bright interiors, and furnishings included (excluding personal belongings). An ideal solution both as a primary residence and as an exclusive holiday home, located in one of the most sought-after areas of Lake Garda. Detailed information and viewings upon request, preferably for qualified clients.

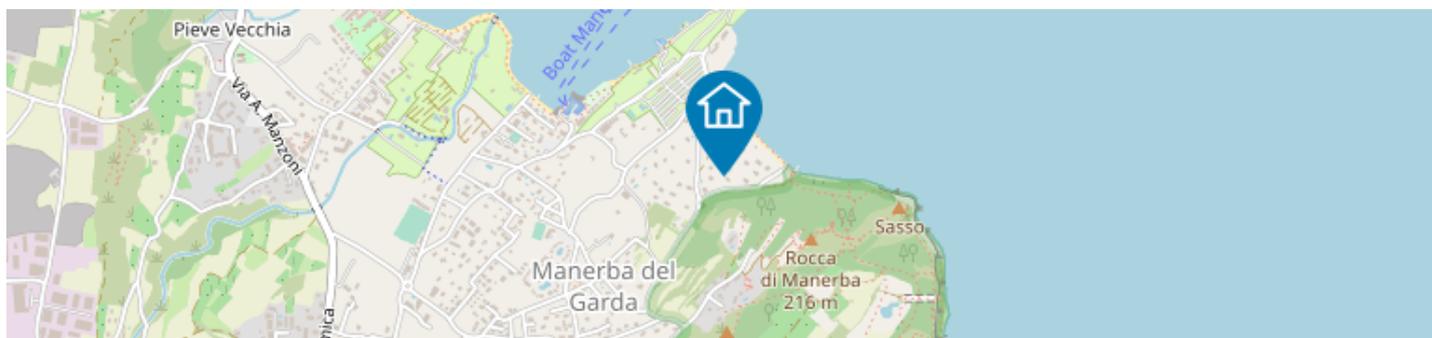
ADDITIONAL INFORMATION

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



ACCESSORIES

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



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