



Code: [V002911](#)

EXCLUSIVE LAKE VIEW VILLA WITH PRIVATE POOL AND INDEPENDENT GUEST HOUSE IN PADENGHE SUL GARDA

Via Vighenzi 10 Padenghe sul Garda BS Italia

SALE
**Trattativa
riservata**

Bathrooms



7

Commercial



466 mq

Garden



3200 mq

DESCRIPTION:

In Padenghe sul Garda, one of the most elegant and sought-after locations on Lake Garda, just a short walk from the town centre and the beach, we offer a prestigious villa with stunning lake views, set within a private park that enhances its privacy and exclusivity. The property was built to high construction standards and is presented today in impeccable condition, having been meticulously maintained over time. The architectural lines are harmonious and timeless, the interiors spacious and well distributed, and the refined finishes reflect a solid and elegant home designed to ensure comfort and quality of living. The residence also stands out for its versatility: it is divided into two completely independent units, each with its own private entrance, yet easily connected via an internal door on the ground floor. An ideal solution for hosting guests in total autonomy, accommodating two families, or enjoying flexible living arrangements. The secondary unit, a generously sized one-bedroom apartment, features a separate kitchen, a bright living room, a double bedroom, a bathroom, and a pleasant covered porch overlooking the swimming pool with a glimpse of the lake. The main villa welcomes you with an impressive entrance hall that naturally draws the eye to the magnificent marble and wrought-iron staircase, a distinctive architectural feature of the home. The ground floor offers a large formal living room, a study, a spacious kitchen and a guest bathroom. The upper floor hosts the sleeping area with three bedrooms and their respective bathrooms, set in bright, airy and private surroundings. The basement level represents a true added value, offering an atmospheric wine cellar, a billiard room, a fully equipped fitness area with gym, whirlpool and sauna, a large study, and a garage comfortably accommodating four cars. Outside, the private park surrounds the villa, ensuring absolute privacy and open, captivating lake views. The swimming pool, perfectly integrated into the greenery, becomes the heart of outdoor living, ideal for relaxation and entertaining. A high-profile property, perfect for those wishing to experience Lake Garda in an elegant, private residence ready to move into. Further information and viewings strictly by

appointment.

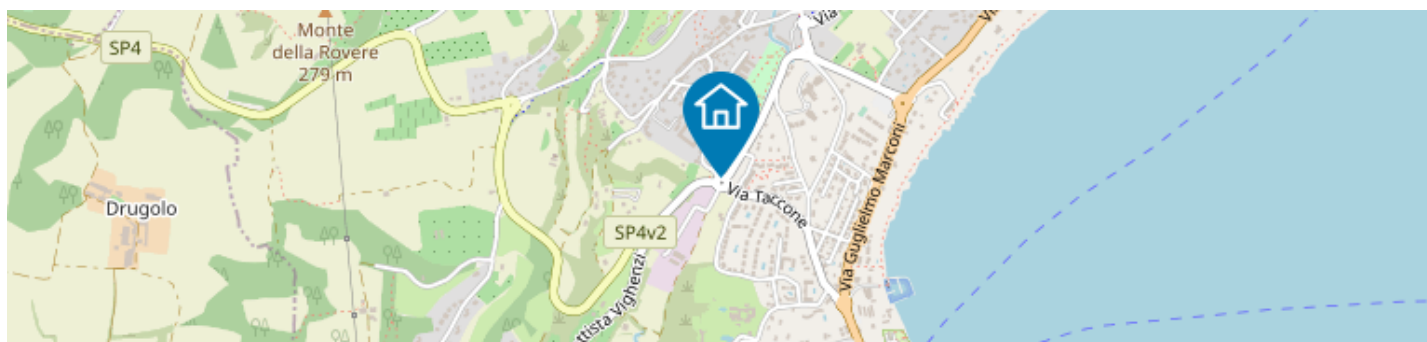
ADDITIONAL INFORMATION

Energy Rating: VA	Minimum IPE: -	Heating: Independent	State: Good
Grade: Elegant	Position: Lake	View: Lake View	Orientation: -
Rooms / Locals: 23,5	Floor: -	Building Floors: 2	Internal Levels: 3
Garage: -	Mq Garage: 107	Parking Space: -	Terraces: -
Mq Terraces: 43	Balconies Mq: -	Arcades: -	Mq Arcades: 96
Garden: Private	Kitchen: Eat-In Kitchen	Furniture: Possibility	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Electric Gate
- ✓ Flue
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Mosquito Nets
- ✓ Outdoor Tables
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Veranda
- ✓ Video Intercom



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