



Code: [V002937](#)

PRESTIGIOUS VILLA JUST STEPS FROM THE PORT IN SIRMIONE

Sirmione BS Italia

SALE
1.450.000€

Beds 3 Bathrooms 4 Commercial 180 mq Garden 550 mq

DESCRIPTION:

In the heart of Sirmione, in Via Aosta, just a short distance from the Porto Sirmione 2 and the shores of Lake Garda, we offer for sale an independent villa of generous size, set in a private residential context and distinguished by a harmonious distribution of space. The property is arranged over multiple levels, following an architectural layout centered around a central staircase, which serves as the focal point of the home and naturally connects all living areas. On the ground floor, the living area consists of several interconnected rooms, including a separate, fully equipped kitchen and a spacious living and dining area, both with direct access to the covered outdoor porticos, creating a seamless connection between indoor and outdoor spaces. The upper floor hosts the sleeping area, organized around a hallway and comprising three double bedrooms and two bathrooms, as well as a balcony and a large terrace, which act as natural extensions of the interior spaces. The basement level completes the property with a range of ancillary rooms, including cellar areas, a tavern-style room, a bathroom, and a spacious garage, offering functional and versatile spaces to support the main residence. Externally, the garden surrounds the property and offers the possibility to build a swimming pool, further enhancing the appeal and exclusivity of the residence. A property that combines independence, generous dimensions, and a well-balanced layout, set in one of the most sought-after areas of Lake Garda, ideal for those seeking a prestigious home.

ADDITIONAL INFORMATION

Energy Rating: VA	Minimum IPE: -	Heating: Independent	State: Good
Grade: Elegant	Position: Lake	View: Open View	Orientation: -
Rooms / Locals: 10	Floor: -	Building Floors: 3	Internal Levels: 3
Garage: 2	Mq Garage: 45	Parking Space: -	Terraces: -
Mq Terraces: 25	Balconies Mq: -	Arcades: 1	Mq Arcades: 30
Garden: Private	Kitchen: Eat-In Kitchen	Furniture: Furnished	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Safe
- ✓ Theft Protection



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