

Code: [V002938](#)

DETACHED VILLA WITH LAKE VIEW IN POLPENAZZE DEL GARDA

Via del Bobbio Polpenazze del Garda BS Italia

SALE
850.000€

Beds 3 Bathrooms 3 Commercial 120 mq Garden 120 mq

DESCRIPTION:

WHERE • Polpenazze del Garda (charming hamlet of Picedo) • Elevated, dominant position VIEW • Overlooking Lake Garda and the Valtenesi vineyards PROPERTY • Detached villa with lake view • Two above-ground floors and one basement level • Two separate entrances (pedestrian and driveway access) INTERNAL LAYOUT Ground floor: • Living room with fireplace • Kitchen • Guest bathroom • Double lake-view porch • Garden First floor: • 3 bedrooms (1 master bedroom with lake-view balcony; 1 double; 1 single) • Bathroom with bathtub Basement (also with independent access via external staircase): • Tavern room • Bathroom with shower • Laundry / utility room • Storage room • Garage of approx. 75 sqm POTENTIAL • Possibility to build a private swimming pool KEY FEATURES • Open panoramic lake view • Excellent sun exposure • Excellent state of maintenance We are available for further information and on-site visits.

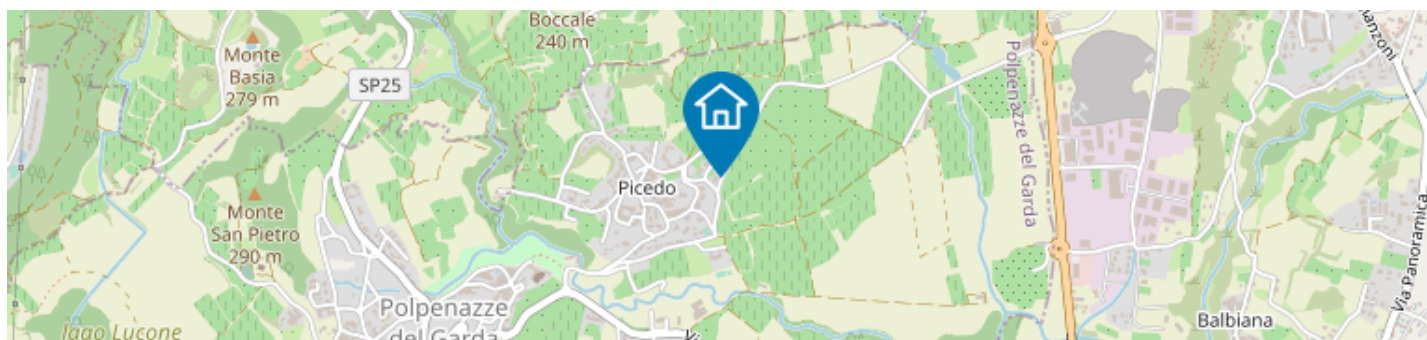
ADDITIONAL INFORMATION

Energy Rating: F	Minimum IPE: -	Heating: Independent	State: Perfect Conditions
Grade: Elegant	Position: Hill	View: Lake View	Orientation: -
Rooms / Locals: 7,5	Floor: -	Building Floors: 3	Internal Levels: 3
Garage: 1	Mq Garage: 75	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: 6	Arcades: 2	Mq Arcades: 30
Garden: Private	Kitchen: Open Kitchen	Furniture: Possibility	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Mosquito Nets
- ✓ Outdoor Tables
- ✓ Security Door
- ✓ Theft Protection
- ✓ Veranda



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