

Code: [V002954](#)

## CHARMING AND SPACIOUS VILLA IN AN ELEGANT RESIDENTIAL SETTING IN PADENGHE SUL GARDA

Via Dante Alighieri 15 Padenghe sul Garda BS Italia

**SALE**  
**630.000€**

Beds	Bathrooms	Commercial	Garden
 4	 2	 168 mq	 940 mq

### DESCRIPTION:

Set on the first hill of the renowned town of Padenghe sul Garda, surrounded by greenery and tranquility, within an elegant and private residential setting, we offer a charming detached villa from the 1970s, surrounded by a private garden and developed on a single spacious level, plus a large connected basement. The property, generously sized, is currently divided into two residential units that can easily be combined, offering an excellent opportunity for renovation and the creation of a prestigious single-family residence. The redevelopment project allows for the creation of spacious and functional interiors, including a bright living area, separate kitchen, three or four bedrooms, three or four bathrooms, livable porches and terraces, as well as additional spaces such as a guest area, wellness/fitness area, study, laundry room, cellars, technical rooms and storage areas. A large garage completes the property. The villa sits on a plot of approximately 950 sqm, with the possibility to build a private swimming pool, as well as exclusive outdoor areas and guest parking spaces. An ideal solution for those seeking independence, generous spaces and tranquility just a few minutes from Lake Garda. Contact us for further information or to arrange a viewing.

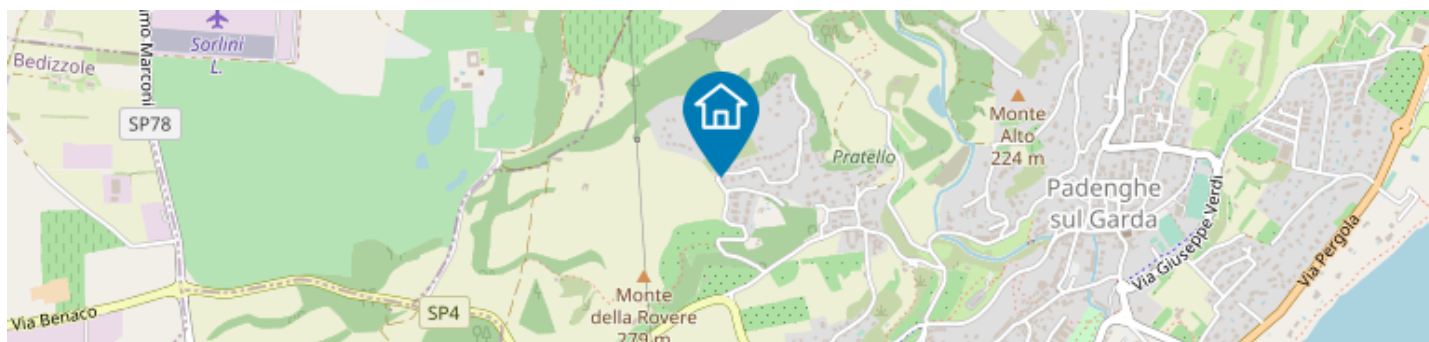
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> G	<b>Minimum IPE:</b> 413,34	<b>Heating:</b> Independent	<b>State:</b> To Be Renovated
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Garden View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 13,5	<b>Floor:</b> -	<b>Building Floors:</b> 1	<b>Internal Levels:</b> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> 25	<b>Parking Space:</b> -	<b>Terraces:</b> 2
<b>Mq Terraces:</b> 46	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<b>Kitchen:</b> Small Kitchen	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Flue
- ✓ Independent Entrance
- ✓ Laundry



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