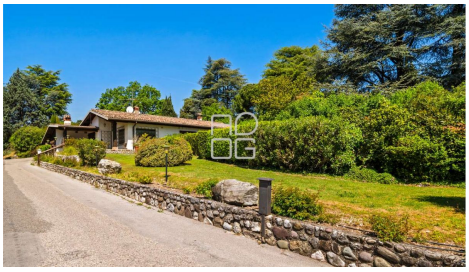
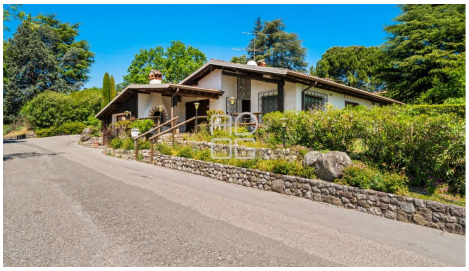
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Code: V002954

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

Via Dante Alighieri 15 Padenghe sul Garda BS Italia

SALE
520.000€

| 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.

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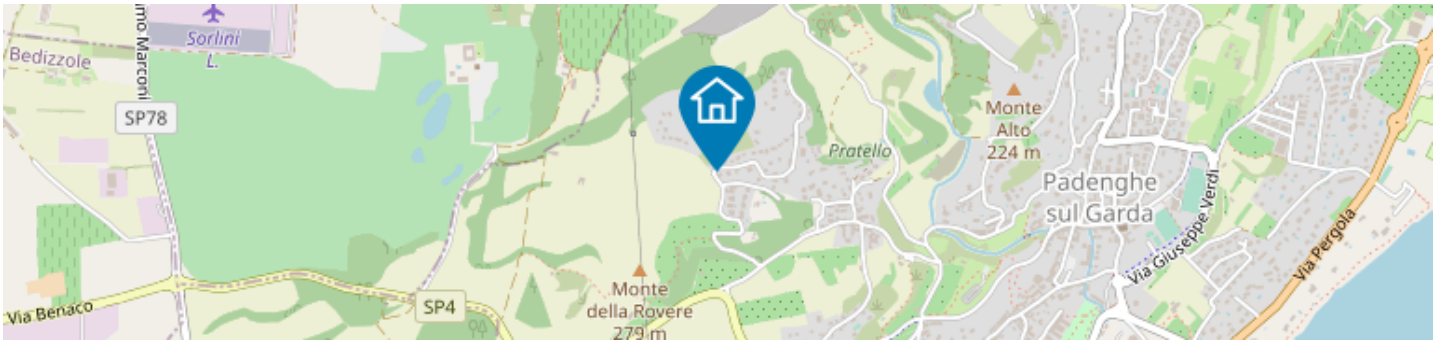
## ADDITIONAL INFORMATION

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



## ACCESSORIES

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




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