abitare il Garda
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Code: V003027

PRESTIGIOUS VILLA WITH LAKE VIEW, SWIMMING POOL AND PRIVATE PARK IN MONIGA DEL GARDA

Via dei Liner Moniga del Garda BS Italia

SALE
2.750.000€

Beds	Bathrooms	Commercial	Garden
4	4	280 mq	2228 mq

DESCRIPTION:

In one of the most sought-after locations on Lake Garda, in the municipality of Moniga del Garda, surrounded by peaceful greenery and just a short distance from the lake and its beaches, we are pleased to offer for sale a stunning contemporary villa featuring magnificent views over Lake Garda and an exceptional level of privacy. The property is set within an extensive and beautifully landscaped private park, enriched with olive trees, Mediterranean plants and impeccably maintained green areas. At the heart of the garden lies a spectacular swimming pool with a spacious sunbathing area, providing the perfect setting to fully enjoy the summer season in an exclusive environment. The villa extends over several levels, offering a total living area of approximately 470 square metres. Its spacious, light-filled interiors have been carefully designed to ensure both comfort and functionality. The ground floor welcomes you into the main living area, featuring generous spaces dedicated to the lounge and kitchen, both opening onto the covered terraces and the private garden. This level also includes a bathroom and a study, which may also be used as a guest bedroom. The large covered terraces provide a natural extension of the indoor living space, making them ideal for outdoor dining and relaxing while enjoying beautiful views of the lake through the surrounding greenery. The first floor is dedicated to the sleeping quarters and comprises three generously sized bedrooms, two bathrooms and two panoramic terraces, from which breathtaking views extend across Lake Garda and the surrounding landscape. The basement level completes the property with a spacious tavern-style entertainment room, a wine cellar, technical rooms, storage areas and several additional multifunctional spaces, which could easily be converted into a wellness area, fitness room or hobby rooms. The property also benefits from a large covered parking area for several vehicles, as well as convenient paved outdoor spaces. The location is undoubtedly one of the property's greatest assets. Nestled in a peaceful setting yet only a short distance from the lake, the centre of Moniga del Garda, the marina, the beaches and all essential amenities, it offers the perfect balance between tranquillity, privacy and everyday convenience. This outstanding residence is equally suited as an elegant primary

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home or as an exclusive holiday retreat on Lake Garda, where sophistication, comfort and breathtaking scenery come together in a truly prestigious setting.

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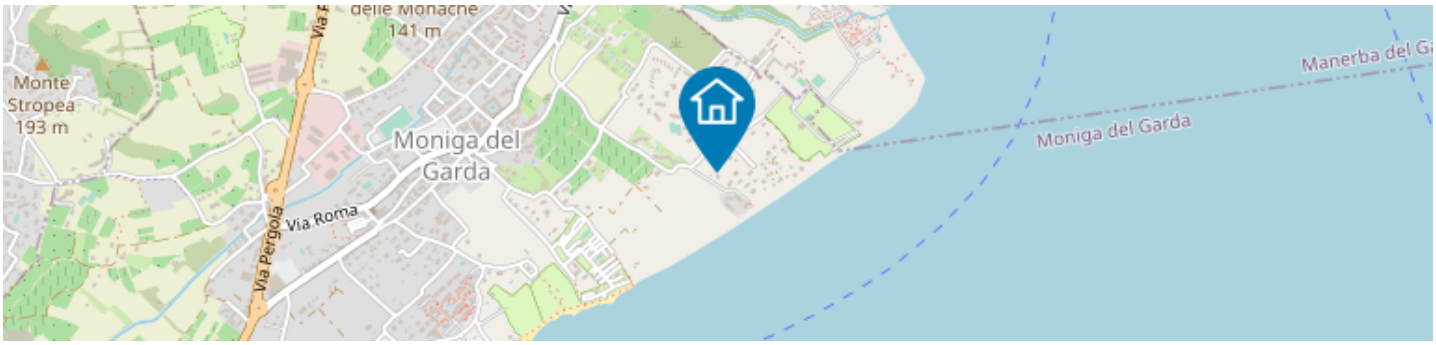
ADDITIONAL INFORMATION

Energy Rating: VA	**Minimum IPE:** -	**Heating:** Independent	**State:** Perfect Conditions
Grade: Elegant	**Position:** Lake	**View:** Lake View	**Orientation:** -
Rooms / Locals: 12,5	**Floor:** -	**Building Floors:** 2	**Internal Levels:** 3
Garage: -	**Mq Garage:** -	**Parking Space:** 4	**Terraces:** 2
Mq Terraces: 60	**Balconies Mq:** -	**Arcades:** 2	**Mq Arcades:** 68
Garden: Private	**Kitchen:** Eat-In Kitchen	**Furniture:** Furnished	**Annual Expenses:** -



ACCESSORIES

- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Mosquito Nets
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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