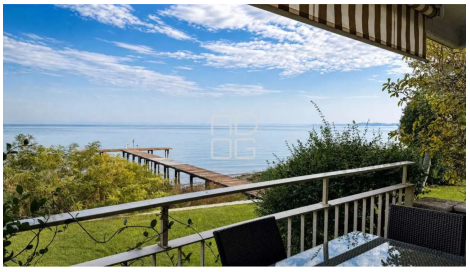
abitare il Garda
WE MAKE IT REAL

+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it







Code: V003104

LAKEFRONT END-OF-TERRACE VILLA ON THE SIRMIONE PENINSULA IN SIRMIONE

via condominio Sirmione BS Italia

SALE
2.100.000€

Beds	Bathrooms	Commercial	Garden
2	3	170 mq	20 mq

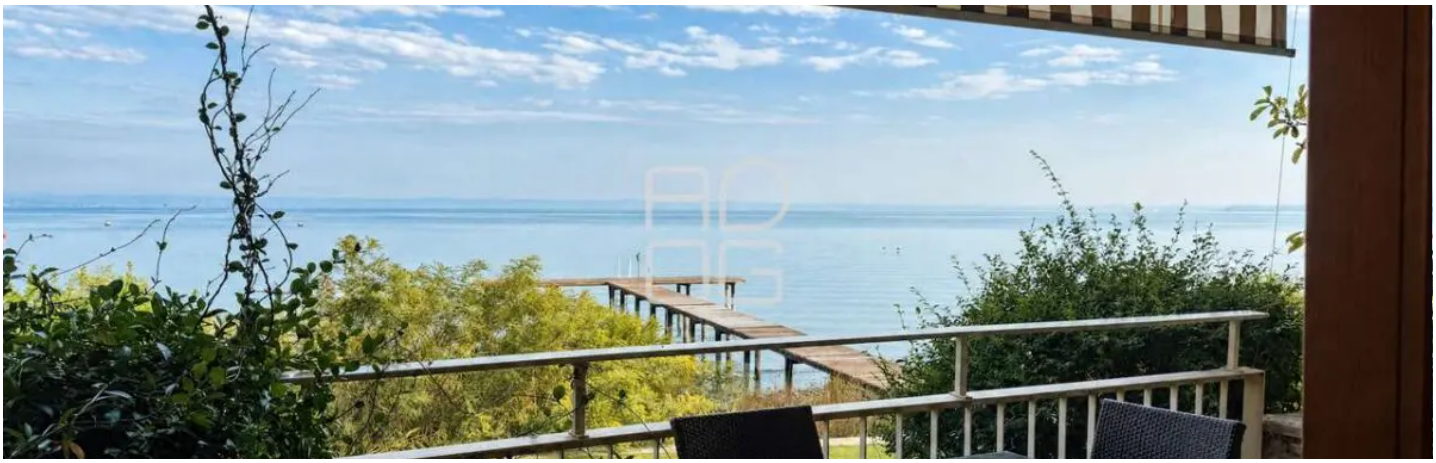
DESCRIPTION:

In one of the most sought-after locations on the Sirmione peninsula, directly overlooking Lake Garda and less than one kilometre from the historic centre, this elegant end-of-terrace villa offers an exceptional waterfront living experience. The lake takes centre stage, with beautiful water views from every room, from the living areas and bedrooms to the panoramic terraces. This remarkable setting is the property's most distinctive feature. On the ground floor, the entrance leads into a spacious living room enhanced by an elegant marble fireplace. The lakefront terrace features a staircase leading down to the jetty, creating a privileged connection with the waterfront. The generously sized eat-in kitchen, equipped with premium appliances, opens onto a balcony and the private garden, where a Jacuzzi hot tub provides a secluded space for relaxation. The sleeping area features a generously proportioned master bedroom, with large windows framing the magnificent lake views. A spacious walk-in wardrobe and an en-suite bathroom with a whirlpool bathtub, shower and balcony connected to the garden complete this private suite. A separate guest bathroom is also located on this floor. The upper floor offers an additional advantage: dual access, either via the internal wooden staircase or through a separate external entrance. This level accommodates a second spacious bedroom opening onto a panoramic terrace with a Jacuzzi hot tub, a bathroom, a private sauna and a separate kitchen. This flexible layout provides greater independence and is particularly well suited to accommodating family members and guests. Marble and parquet flooring are complemented by underfloor heating and a Bang & Olufsen integrated sound system, ensuring a high standard of everyday comfort. The property also includes a 37 sqm garage with an adjoining boiler room, two privately owned covered parking spaces, four covered spaces for motorcycles and bicycles, and a private roof terrace area, offering the potential to create an additional panoramic terrace overlooking the lake. A communal boathouse further enhances this distinguished residence, combining an exceptional location, modern comfort and private outdoor spaces. Perfect as a prestigious primary residence or an exclusive holiday home. A remarkable property whose direct waterfront position and uninterrupted lake views from every room make it a truly distinctive home on the Sirmione peninsula.

+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it

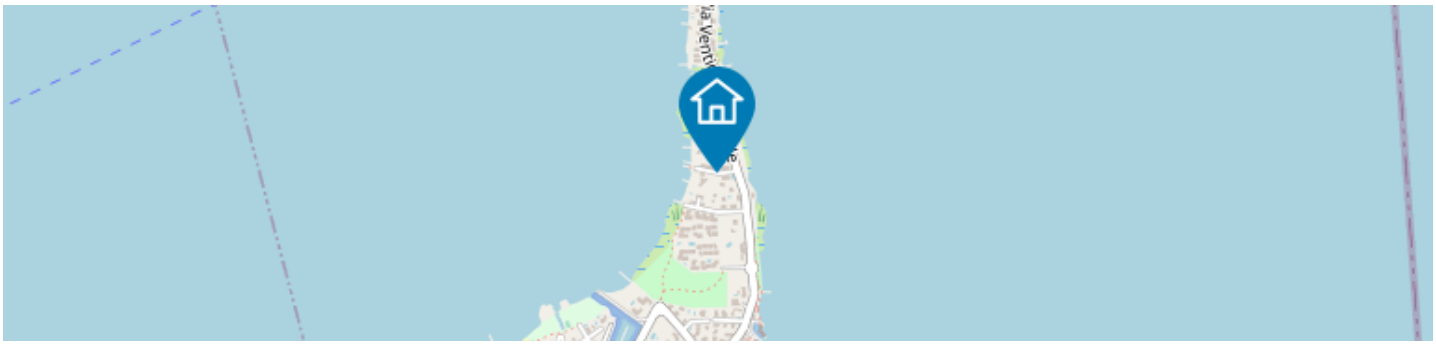
ADDITIONAL INFORMATION

Energy Rating: VA	**Minimum IPE:** -	**Heating:** Independent	**State:** Perfect Conditions
Grade: Elegant	**Position:** Lake	**View:** Lake View	**Orientation:** -
Rooms / Locals: 10,5	**Floor:** -	**Building Floors:** 2	**Internal Levels:** 2
Garage: 2	**Mq Garage:** 44	**Parking Space:** -	**Terraces:** 1
Mq Terraces: 71,18	**Balconies Mq:** -	**Arcades:** -	**Mq Arcades:** -
Garden: Private	**Kitchen:** Eat-In Kitchen	**Furniture:** Furnished	**Annual Expenses:** 6500



ACCESSORIES

- ✓ Air Conditioning
- ✓ Boat Dock
- ✓ Closet
- ✓ Condominium Park
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Fireplace
- ✓ Independent Entrance
- ✓ Jacuzzi
- ✓ Laundry
- ✓ Radio
- ✓ Safe
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



Discover more
Point here your smartphone