abitare il Garda
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Code: V003114

HISTORIC MANSION WITH PRIVATE PARK IN DESENZANO DEL GARDA

Località Selva Desenzano del Garda BS Italia

SALE
1.400.000€

Beds	Bathrooms	Commercial	Garden
9	6	500 mq	3100 mq

DESCRIPTION:

In the picturesque countryside just inland from Desenzano del Garda, surrounded by the renowned Lugana vineyards and the tranquillity of the Garda countryside, we offer a prestigious historic mansion set within a magnificent private park of approximately 3,000 sqm, less than ten minutes by car from the shores of the lake. A property of exceptional charm and character, where the value of historic architecture combines with residential comfort and versatile living spaces. The elegant residence extends over three floors, conveniently connected by a lift, and comprises three independent apartments, each measuring approximately 150 sqm. The spacious and characterful interiors preserve the authentic charm of traditional residences, enhanced by terracotta flooring, high ceilings and beautiful exposed beams on the top floor. The careful renovations carried out over the years have preserved the building's original identity, and the property is now presented in excellent condition. On the ground floor, a splendid terrace of approximately 80 sqm overlooks the private park, providing an exceptional setting for social gatherings and moments of relaxation immersed in the tranquillity of nature. From the upper floors, panoramic views extend across the surrounding vineyards towards the waters of Lake Garda, offering particularly enchanting scenery. The property also features a charming detached guesthouse comprising a one-bedroom apartment with an independent entrance and a private terrace, ideal for accommodating guests or providing additional independent living space. Completing the property are a spacious garage of approximately 75 sqm, two additional generously sized garages, two independent vehicular entrances and the extensive, fully enclosed private park. The presence of four independent residential units, the generous floor areas and the extensive private grounds make this property particularly attractive for a wide range of residential and entrepreneurial projects. Thanks to its architectural features, spacious interiors and distinctive layout, this exclusive residence represents an ideal solution for several families wishing to share a prestigious setting while maintaining their privacy and independence. Equally interesting is the opportunity to enhance the property through an elegant hospitality project, subject to verification of the necessary authorisations. An extraordinary residence where history, elegance and

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nature blend harmoniously, offering the privilege of experiencing life on Lake Garda.

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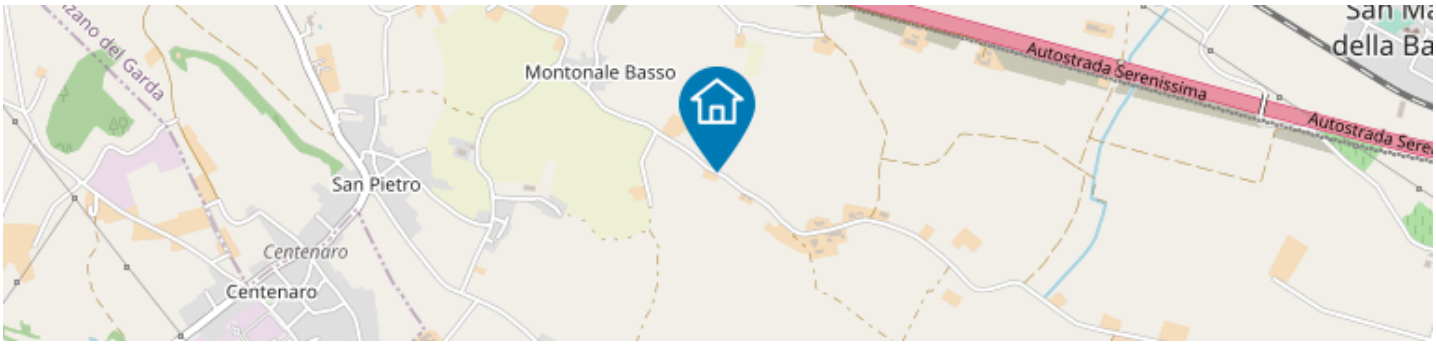
ADDITIONAL INFORMATION

Energy Rating: E	**Minimum IPE:** -	**Heating:** Independent	**State:** Perfect Conditions
Grade: Elegant	**Position:** Countryside	**View:** Open View	**Orientation:** -
Rooms / Locals: 16	**Floor:** -	**Building Floors:** 3	**Internal Levels:** 3
Garage: 3	**Mq Garage:** 69	**Parking Space:** -	**Terraces:** 1
Mq Terraces: 31	**Balconies Mq:** -	**Arcades:** -	**Mq Arcades:** -
Garden: Private	**Kitchen:** Eat-In Kitchen	**Furniture:** Possibility	**Annual Expenses:** -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Lift
- ✓ Railings
- ✓ Security Door
- ✓ Theft Protection
- ✓ Veranda
- ✓ Video Intercom



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