Immobiliare Habitat Garda Srl
Piazza Zanelli - 25087 Salò
Phone number 036543621

Villa for sale in Manerba del Garda
€ 4.500.000 negotiable
Ref. 137



400 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4 | Parking: Carport | Garden: Private

Charming villa Pieds dans l'eau

Exceptional lakefront property with direct access to the lake, in a unique and charming location, with a large living area with panoramic windows overlooking the lake, letting in plenty of light and highlighting the quality of the materials used for the interior design and the pure 'Total White' style furnishings.
The terraces overlooking the lake are large and well used and are accessible from both the living room and the bedrooms.
The living area consists of a large living room, dining room and designer kitchen with peninsula; on the same floor is a large sleeping area consisting of a master bedroom with bathroom and walk-in wardrobe, two further bedrooms and a bathroom.
On the lower floor, accessed by an internal staircase, there is a large multifunctional room now used as a study and recreation room, a mosaic bathroom with shower cabin and Turkish bath, a laundry room and a 60-square-metre garage that can accommodate at least three cars.
The house was renovated in 2000, using fine materials such as the precious 'Lasa marble' that makes up the interior floors. The installations are up to standard and the underfloor heating guarantees comfort and energy saving.
The villa is immersed in a park of about 1500 square metres; the entrances to the property are elegant and surrounded by the lush vegetation characteristic of the lake; a large sun terrace surrounds a modern mosaic swimming pool overlooking the lake, which is heated and can therefore be used all year round.
The proximity to the marina of Dusano offers boat lovers the possibility of mooring their boat near the house and thus experiencing the lake in an exclusive way.

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The village of Manerba is immersed in the green moraine hills of the Valtenesi; in the hinterland there are beautiful farms that offer the unforgettable Garda olive oil, the D.O.C. wines already appreciated by the Romans, horseback riding, shady trattorias with simple Mediterranean cuisine and beautiful golf courses.
Around Manerba del Garda there are many beautiful villages, towns and castles that vie for the beauty of the places and the hospitality of the inhabitants.
The settlement is protected by the Rocca, a massive hill overlooking the lake, on which once stood a castle of which only the foundation walls are visible today. From this elevated position, the destination of a pleasant walk in a natural park, one can see a large part of Lake Garda and some of its islands.

Certification

Energy Class: F

Property details

Zip Code: 25080	**Total square meters that can be walked on**: 205.00
Bedrooms: 3	**Bathrooms**: 3
Rooms: 4	**State of Preservation**: Restored
---> a_reddito <---: 1	**Level**: Multi-Storey
Heating: Heating	**Parking**: Carport
Age Construction: 1967	**Current Status**: Leased
Balconies: Present	**Terrace**: Present
Garden: Private	**Kitchen**: Regular Kitchen
Box: Triple, 60 sq.m.	

Features

Terrace	Tv Antenna: Autonomous	Porch
Closet	Telephone System	Wiring: Up to standard
Sanitary Suspended	Jacuzzi	Shower
Wooden Window Frames	Predisposition for Alarm	Shutters
Pool	Lake view	

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Kindergarten
Elementary Schools	Schools	Cafe	

















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