

# Farmhouse Monte Maderno € 2.500.000 Ref. 264



**513 sq.m. | Bathrooms: 4 | Bedrooms: 6 | Rooms: 8 | Parking: Carport | Garden: Private**

In a panoramic position, on the hill above Maderno overlooking the lake, we find this wonderful stone farmhouse of 100 sq m. 500 approx. with a rustic building for agricultural storage of over m2. 160 approximately, inserted in a context of approx. 13,000 approx. of olive groves and vineyards in production, all crossed by a stream that guarantees an adequate supply of water. The reconstruction, carried out in the 80s by a famous Milanese architecture firm, maintains an architectural charm of great modernity and personality. Currently the house is distributed over three floors, having used the ground floor with a large living area with bathroom, sauna and laundry and the presence of ancillary rooms for a total of 176 m2, the first floor is instead occupied by a further living area with living room, dining room and large kitchen, as well as 1 bathroom and a complete apartment for guests or caretakers which, together, add up to another 146 m2. The porch facing the lake integrates into the living area. The 146 m2 of the first floor house the sleeping area, consisting of four bedrooms, a study and two bathrooms. The attached agricultural warehouse is arranged on two levels with a surface area of approx. 150 approx. gross and houses agricultural vehicles and a barrel cellar. The land owned amounts to over m2. 13,000 approx. of surface area and winds through a garden area, adjacent to the villa, where there is a swimming pool, a lawn area with tall trees and Mediterranean plants, an olive grove of over 300 plants, a vineyard and an orchard. Irrigation and maintenance of the "green" areas are carried out through the use of a water source present on the property. The villa is characterized by the fusion of the stylistic imprint that characterizes it with the feeling of simplicity and genuineness given by the use of typical materials, such as wood and stone, which integrate admirably with the lake vegetation, thanks to the majesty of the mountains that are reflected in the body of water and the panorama of the lake. An extraordinary and exclusive property perfect for those who want to live and fully enjoy the

uniqueness of our territory.

The entire property can be divided into two lots as it has multiple independent entrances, the agricultural warehouse can be demolished and transformed into a single villa of approx. 200 approx. above ground with mq. Approximately 6,000 of private garden.

## Property details

<b>Total square meters that can be walked on:</b> 420.00	<b>Bedrooms:</b> 6
<b>Bathrooms:</b> 4	<b>Rooms:</b> 8
<b>State of Preservation:</b> Excellent	<b>Level:</b> Buildings
<b>Total Floor:</b> 3	<b>Parking:</b> Carport
<b>Current Status:</b> Free at the deed	<b>Terrace:</b> Present
<b>Garden:</b> Private	<b>Kitchen:</b> Regular Kitchen

## Features

Terrace	Porch	Closet
Fireplace	Parquet	Shower
Pool	Lake view	

## Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Public Transport
Kindergarten	Elementary Schools	Schools	High Schools
Cafe	Post Offices	Shopping Centers	Municipal Offices

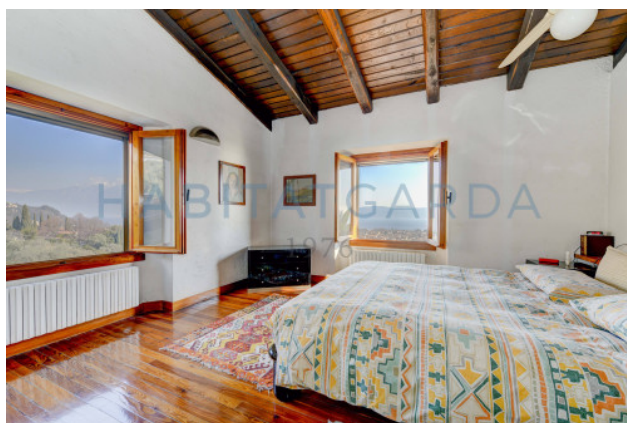
















**HABITATGARDA**  
1976

FINE & LUXURY HOMES



LA PRIVACY DEI NOSTRI CLIENTI PER NOI È IMPORTANTE.  
LE PLANIMETRIE SONO CONSULTABILI SOLO SU RICHIESTA.

THE PRIVACY OF OUR CUSTOMERS IS IMPORTANT TO US.  
FLOOR PLANS ARE ONLY AVAILABLE ON REQUEST.

**Immobiliare Habitat Garda Srl**

Piazza Zanelli - Salò (BS) - Phone number 036543621  
 immobiliare@habitatgarda.it - <https://www.habitatgarda.it/en>  
 VAT 00584320980