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

Semi-detached villa for sale in Toscolano-Maderno Cecina

€ 550.000

Ref. 438



276 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5 | Parking: Carport | Garden: Private

A Semi-Detached House Overlooking the Lake

A portion of a semi-detached villa within the enchanting historic center of Cecina, a charming place that overlooks the lake, immersed in greenery and surrounded by tranquility.
The area offers numerous pathways for enjoyable walks or bike rides along the Bogliaco Golf Course road.

At the beginning of the 20th century, a house was built on the outskirts of the village near the lake, which was later renovated and modified over the years. Today, it has been transformed into a single large residence comprising two independent units.

The interior spaces of the unit offered here (the right side of the first photo) are spread over two floors above a large cellar. The spacious areas include an entrance hall, a living room, a eat-in kitchen, three bedrooms, two bathrooms, various storage rooms and corridors, a laundry room, a garage, a warehouse, and extensive balconies overlooking the lake.

Outside, an entrance courtyard provides access to a covered pergola (currently used to shelter two cars) and a garden of approximately 300 square meters, as well as a small rooftop garden built on a stone structure. The edges of this structure embrace the garden, within which it is possible to create a swimming pool or a hot tub.

The house is equipped with an independent heating system powered by a standalone boiler.
Recently, the described portion has undergone an extraordinary geotechnical remodeling intervention.
Although the interiors could benefit from modernization, thanks to its unique features and location, the property offers enormous potential to become a dream residence: each window provides a privileged view of the lake, large balconies offer views of the Brescia and Veneto shores, and the exposures allow for optimal natural light and ideal sunlight.

Thanks to its position in an area rich in charm and history, combined with tranquility and prestige, this semi-detached villa offers an excellent investment opportunity for those wishing to live or stay in one of the most beautiful and sought-after areas of the lake.

There is also the possibility to purchase the adjoining portion of the villa, should one be interested in a property with double the size, creating a single villa with about 1,000 square meters of garden, where a large pool could be built.

Certification

Energy Class: G

Property details

Address: via Messaga, 39	**Total square meters that can be walked on**: 220.00
Bedrooms: 3	**Bathrooms**: 3
Rooms: 5	**State of Preservation**: Be Restored
Heating: Heating	**Parking**: Carport
Age Construction: 1972	**Balconies**: Present, 24 sq.m.
Garden: Private, 360 sq.m.	**Kitchen**: Regular Kitchen
Box: Shed, 30 sq.m.	

Features

Tv Antenna: Autonomous	Closet	Shower
Wooden Window Frames	Shutters	Lake view

Nearby

Public Transport	Elementary Schools	Schools	Cafe
Post Offices	Municipal Offices		

















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