

# 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 suggestive nucleus of the ancient village of Cecina, an enchanting place overlooking the lake, surrounded by greenery, where peace reigns, full of paths to enjoy beautiful walks on foot or by bicycle along the road of the Bogliaco Golf Course.

At the beginning of the 20th century, a house was built on the edge of the village towards the lake, then renovated and modified over the years, until it reached the present day transformed into a single large house composed of two ground-floor residential units.

The interior spaces of the unit proposed here (right side of the first photo) are developed on two floors above a large warehouse. The large surfaces are distributed through an entrance, a living room, a kitchen, three bedrooms, 2 bathrooms, various closets and hallways, a laundry room, a garage, a warehouse and large balconies overlooking the lake.

Outside, an entrance courtyard allows access to a covered pergola (where two cars are currently stored) and a garden of approximately 300 m2, as well as a small hanging garden placed on a stone construction whose edges embrace it.

The house is served by an independent heating system, powered by an independent boiler.

A few days ago the portion described here was the subject of an extraordinary anti-seismic and geotechnical remodeling intervention, even if the interiors could benefit from a modernization work, however thanks to its unique characteristics and its position, it offers enormous potential to become a dream residence: every window allows a privileged view of the lake, the large balconies offer the vision of the Brescia and Veneto shores of the lake, the views allow optimal lighting and ideal solar exposure.

Thanks to its location in an area rich in charm and history, both quiet and prestigious, this portion of a semi-detached villa offers an excellent investment opportunity for those who wish to live or stay in one of the most beautiful and sought-after areas of the lake.

There is also the possibility of purchasing the adjoining portion of the villa, should you be interested in a property whose size can double, creating a single villa with approximately one thousand square meters of garden.

## 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











## HABITATGARDA

1976

FINE & LUXURY HOMES



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**Immobiliare Habitat Garda Srl**

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