

# Villa for sale in Gardone Riviera Gardone Sotto

## € 1.700.000

### Ref. 455



**345 sq.m. | Bathrooms: 3 | Bedrooms: 8 | Rooms: 15 | Parking: Carport**

Charming luxury villa in the heart of Gardone Riviera, located in a quiet and private residential area, surrounded by a large semi-flat garden that offers a splendid view of Lake Garda. This is perfect for those who want to live immersed in nature without giving up the comforts of an exclusive location a stone's throw from the lakefront.

The villa is spread over two levels, designed to ensure maximum functionality and habitability:

Ground floor: welcoming living area consisting of a spacious living room with kitchenette, accompanied by two bedrooms. The property also includes a cellar, a laundry room, a boiler room, a hallway, two corridors, an entrance hall and a covered porch, perfect for enjoying the outdoor spaces in every season.

First floor: elegant sleeping area with a living room with fireplace, a kitchen with adjacent dining room, a versatile study, five bedrooms and three spacious bathrooms, as well as an anteroom. The covered terrace with lake view is the ideal place to relax while admiring the breathtaking landscape, while the loggia, accessible from the large main living room, is a welcoming outdoor space for moments of

relaxation and conviviality.

The outdoor spaces have been designed to enhance outdoor living, thanks to large and functional porches and terraces, which allow you to spend pleasant moments immersed in nature. The lake view, particularly suggestive, can be admired from almost all the rooms, offering a unique panorama of great aesthetic impact.

The property has two driveways: one leading to the garage on the ground floor, and another at the rear, where it is possible to park multiple vehicles.

Built with high quality materials at the time of its construction, the villa reflects careful attention to detail and durability. However, it requires redevelopment, particularly to improve energy efficiency.

A feasibility study has been conducted on the property: it is possible to build a single or two-family villa or two single villas with independent entrances. Renovation is permitted as is demolition of the building. Furthermore, through energy requalification and using all the permitted square footage, it is possible to increase the existing volumes from approximately 345 sqm to approximately 500 sqm, including walls.

In addition, additional square meters is permitted such as: approx. 750 sqm. of technical spaces, cellars, common areas; 250 sqm. of porches, terraces, balconies; 165 sqm. of garages. It is also considered possible to build a swimming pool. All subject to municipal and landscape authorization.

The significant surface area and the presence of multiple entrances make this property extremely versatile, allowing transformations and customizations based on the needs of the new owners. Its exclusive and unrepeatable position guarantees a consistently high value, representing a highly prestigious investment and a unique opportunity in the real estate panorama of Gardone Riviera.

## Property details

**Address:** via fiume, 18

**Zip Code:** 25083

**Bedrooms:** 8

**Bathrooms:** 3

**Rooms:** 15

**State of Preservation:** Be Restored

**Level:** On two-levels

**Total Floor:** 2

**Heating:** Heating

**Parking:** Carport

**Age Construction:** 1970

**Current Status:** Free at the deed

**Balconies:** Present

**Terrace:** Present, 40 sq.m.

**Kitchen:** Regular Kitchen

**Box:** Single, 15 sq.m.

## Features

Terrace: 40

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

Fireplace

Parquet

Telephone System

Wiring: Up to standard

Shower

Wooden Window Frames

Shutters

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

Municipal Offices







