

## Villa for sale in Gargnano

€ 2.450.000

Ref. 486



**280 sq.m. | Bathrooms: 5 | Bedrooms: 3 | Rooms: 6 | Garden: Private**

### **Elegant Townhouse with Lake View and Private Garden - Center of Gargnano**

In the heart of Gargnano, just a few steps from Lake Garda and the historic center, we offer for sale a refined townhouse, completely renovated in 2019 with taste and attention to detail. In a quiet location and very convenient for services. Habitable all year due to its special location.

#### **Exterior and Ground Floor**

A driveway entrance and another entrance gate lead to a well-tended garden with citrus fruits and olive trees, an oasis of tranquility, perfect for outdoor living.

On the same level, there is a spacious garage for a car, bicycles and Vespa, as well as two uncovered parking spaces. A charming, vaulted room converted into a private fitness area (equipped with TECHNOGYM) complete with sauna has been finished with high quality materials.

A practical kitchenette with a service bathroom, accessible directly from the garden, conveniently located in the outdoor area simplifies outdoor dining and social gatherings.

#### **First Floor**

A staircase from the garden or the north entrance of the villa leads to the elegant, bright living area, which is extended by the adjoining BULTHAUP kitchen. Equipped with Miele appliances, it leaves nothing to be desired and is characterized by enchanting views and modern furnishings. A guest WC is adjacent. On the same floor is a double bedroom with en-suite bathroom and a romantic balcony, offering comfort and privacy.

#### **Second floor**

The upper floor features a spacious master suite with high ceilings and exposed beams, a private lounge area, dressing room and main bathroom. A gallery serves as an office. Another balcony invites you to linger and enjoy the breathtaking lake view.

The floor is completed by a second spacious bedroom with en-suite bathroom.

### Features and details

The renovation work, carried out to the highest standards, has enhanced every room:

- Natural wood parquet flooring in the bedrooms, natural stone in the living areas
- Neutral tones and cozy colors that convey elegance and warmth
- Concealed air conditioning and underfloor heating
- High-quality windows and materials designed for comfort and energy efficiency
- Alarm system, irrigation systems and home automation systems for controlling
- Heating and air conditioning in the house or via mobile phone
- The alarm system is connected to the security service

### Location

The property is in an exclusive residential area, just a few steps from the beach and the lake promenade, as well as the restaurants, bars and boutiques of the old town.

The location allows you to explore the lake on foot without having to use your car, offering maximum peace and privacy.

A piece of paradise in Gargnano

A unique, carefully maintained property that combines the charm of Lake Garda architecture with modern comforts and lake views.

A rare property on the market, ideal as a primary residence, charming holiday home or valuable investment in the heart of Lake Garda.

The furniture is not included in the price but can be purchased.

## Property details

**Address:** via Rimembranza, 11/A

**Zip Code:** 25084

**Bedrooms:** 3

**Bathrooms:** 5

**Rooms:** 6

**State of Preservation:** Excellent

**Level:** Multi-Storey

**Total Floor:** 3

**Heating:** Heating

**Age Construction:** 2019

**Balconies:** Present

**Terrace:** Present

**Garden:** Private, 500 sq.m.

**Kitchen:** Regular Kitchen

**Box:** Single

## Features

Closet

Air-Conditioned

Shower

Wooden Window Frames

Lake view

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Municipal Offices













