

## Villa for rent in San Felice del Benaco

€ 15.000

Ref. 508



### 450 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 6 | Parking: Uncovered Parking

In a unique and private location, at the end of a private road, we offer for exclusive lease a prestigious villa directly on the lake. It is surrounded by approximately 2,500 m<sup>2</sup> of well-kept greenery and faces south, offering open and picturesque views of the Rocca di Manerba and Isola dei Conigli. Its orientation guarantees perfect sun exposure throughout the day.

The property extends over three levels with a total surface area of approximately 450 m<sup>2</sup>, offering spacious, elegant, and perfectly distributed spaces, with loggias and terraces totaling approximately 90 m<sup>2</sup>.

The ground floor features a spacious living room with an open-plan kitchen featuring a central island, a bright and welcoming space that extends naturally to a large panoramic lakefront terrace, ideal for relaxing or entertaining al fresco. Also on this level is a bedroom with a private balcony and a bathroom.

A dramatic marble-clad staircase leads to the upper floor, dedicated to the sleeping quarters. Here, you'll find the master suite with an ensuite bathroom and a large covered loggia overlooking the lake. On the same floor, there's a second bedroom with a covered loggia, private balcony, ensuite bathroom, and walk-in closet, offering comfort and privacy to guests as well.

The basement level features a large, extremely versatile open-plan space (to be discussed with the future tenant), perfect as a games room, gym, or home theater, or a spacious bedroom with its own bathroom. The laundry room and boiler room are located in a separate area. This level also includes an additional bedroom with an en suite bathroom.

Outside, the garden surrounds the villa and leads directly to the lake. A convenient ramp allows for the launch of small and medium-sized boats, while the private dock allows for safe and immediate mooring. The large maneuvering and parking area can easily accommodate up to five vehicles.

From a systems perspective, the villa is equipped with underfloor heating and ceiling cooling, with independent management for each room and remote control, ensuring maximum comfort in every season.

The property is rented with a temporary tourist contract for a maximum of 18 months, for use as a second home. Available from July 1st, it is delivered partially furnished.

Monthly rent required: €15,000

Security deposit: €100,000 to be paid by bank transfer

An exclusive solution for those who want to experience the lake in a private, elegant, and secluded setting, with direct access to the water and one of the most sought-after views on Lake Garda.

## Property details

**Address:** Via Gardiola

**Zip Code:** 25010

**Bedrooms:** 5

**Bathrooms:** 5

**Rooms:** 6

**State of Preservation:** Excellent

**Level:** Multi-Storey

**Total Floor:** 3

**Heating:** Heating

**Parking:** Uncovered Parking

**Age Construction:** 2025

**Balconies:** Present, 35 sq.m.

**Terrace:** Present, 45 sq.m.

## Features

Terrace

Closet

Air-Conditioned

Sanitary Suspended

Shower

Wooden Window Frames

Pool

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





