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

Farmhouse for sale in San Felice del Benaco

€ 1.300.000

Ref. 549



670 sq.m. | Rooms: 9

Charming estate in the heart of San Felice del Benaco

A few steps from the charming historic centre of San Felice del Benaco and less than a kilometre from the shores of Lake Garda and the tourist port, we offer a rare property, located in one of the most fascinating and sought-after areas of Valtenesi.

The 670 sq m estate sits on approximately 6,500 sq m of completely flat land, a truly unique feature that guarantees privacy, design versatility, and the possibility of further enhancing the outdoor spaces with gardens, relaxation areas, or landscaped paths.

The complex comprises a main building on two levels, featuring large loggias facing south, east, and west, which provide abundant light and a pleasant continuity between the interior and exterior spaces. Adjacent to the main building is a second building, also on two levels, further expanding the potential for use and development of the entire property.

The land is embellished by the presence of numerous productive olive trees, elements that contribute to creating a context of great charm and authenticity, perfectly integrated into the Garda landscape.

The property is currently registered as category A/3 and represents an extraordinary opportunity for development. The property is located within the NAF (Nucleo di Antica Formazione) of San Felice del Benaco, a characteristic that enhances its value and uniqueness, while also offering interesting prospects for restoration and redevelopment.

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Thanks to its strategic location, the size of the lot, and the layout of the buildings, the estate lends itself to multiple uses: from the creation of a prestigious private residence, to a refined tourist-accommodation facility, to a project dedicated to high-end catering, to the creation of a highly representative multi-family villa.

This is a unique property, combining tranquility, privacy, and proximity to Lake Garda's main services and attractions-a combination that is increasingly difficult to find on the market.

To allow a better understanding of the potential of the intervention, a rendering was created with a deliberately conservative approach, aimed at enhancing the existing characteristics of the property and suggesting a possible evolution while fully respecting the identity of the place.

An estate with authentic character and extraordinary development prospects, designed for those seeking an exclusive real estate investment in one of Lake Garda's most sought-after locations.

Property details

Rooms: 9	**State of Preservation**: Be Restored
Level: Multi-Storey	**Total Floor**: 2
Age Construction: 1950	**Current Status**: Free at the deed

Nearby

Gyms	Football Fields	Fitness Centers	Tennis Courts
Bike Lanes	Playgrounds	Public Transport	Kindergarten
Elementary Schools	Schools	High Schools	Cafe
Post Offices	Municipal Offices		

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