

Villa for sale in Toscolano-Maderno

€ 2.450.000

Ref. 554



320 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 7

Between Toscolano Maderno and Gargnano, in the most authentic heart of Alto Garda, there are places that rarely appear on the market. This is one of those properties.

Nestled in the quiet of the renowned village of Cervano, just minutes from Bogliaco Golf Club, the villa is located in one of the most sought-after corners of the Brescia shore of Lake Garda, surrounded by the natural beauty of the Alto Garda Bresciano Park. Here, the landscape alternates between olive groves, Mediterranean forests, and spectacular lake views, offering an atmosphere of absolute peace and privacy, yet still close to the finest restaurants, amenities, and the lake's most exclusive locations. The road leading to the property passes through a picturesque green setting, where time seems to slow down and every arrival becomes an experience.

The property is set in a private garden of approximately 4,000 square meters, spread over gently terraced land, perfectly integrated into the natural landscape and capable of guaranteeing privacy, light and open views in every season.

The villa is spread over multiple levels, with spaces designed to enjoy the lake at any time of day.

On the ground floor, there is an elegant, independent guest apartment, comprising a living room with kitchenette, double bedroom, and bathroom with shower: an ideal solution for hosting friends and family in complete privacy.

The main floor houses the bright living area. The living room, adorned with a fireplace and romantic windows overlooking the landscape, offers views stretching all the way to the waters of Lake Garda. The kitchen and guest bathroom overlook the east-facing porch, a natural extension of the interior, where life moves outdoors during the warmer months.

This is where the splendid panoramic swimming pool is located, the true focal point of the property: a place where the view takes center stage and the lake seems to merge with the sky.

Every corner of the villa enjoys a breathtaking view of the entire Garda lake, a rare and precious feature that accompanies daily life with a constant sense of openness and beauty.

Going upstairs, you reach the sleeping area, consisting of two generously sized double bedrooms and a spacious master bathroom. The master bedroom has a balcony overlooking a simply extraordinary panorama: the view extends from Malcesine to the entire southern Lake Garda, offering one of the most breathtaking views in the area. The second bedroom, facing east and west, stays pleasantly cool even in the summer months and enjoys an enchanting double view of the lake.

The property also offers interesting potential for development. Planning inspections reveal the possibility of expanding the home by approximately 60 square meters, in addition to the creation of a large porch near the pool. A third double bedroom with an en suite bathroom and east-facing views of Monte Baldo could be created on the sleeping area level, further enhancing the villa's prestige and functionality.

Recently renovated, the property has been upgraded with thermal insulation, iron-effect aluminum windows and doors with mosquito nets, a Paradigma boiler, and air conditioning in the main rooms. It is in impeccable condition, ready to move into without any work. The furnishings shown in the photographs represent a spectacular display: the property is offered furnished with the kitchen only.

The exclusive context contributes to completing the value of this residence, enhanced by the proximity to a recently renovated refined relais and to one of the most fascinating areas of the entire Lake Garda.

This is not just a villa with a lake view.

It's a property of character, where architecture, landscape, and privacy coexist in perfect harmony. A residence with authentic charm, ready to move into, designed for those seeking something that has become extremely difficult to find on the market today: a truly charming home, in one of the most exclusive and pristine locations on Lake Garda.

Property details

Address: via cervano

Bedrooms: 3

Bathrooms: 3

Rooms: 7

State of Preservation: Excellent

Level: Multi-Storey

Total Floor: 3

Heating: Heating

Age Construction: 1900

Current Status: Free at the deed

Features

Closet

Fireplace

Air-Conditioned

Parquet

Sanitary Suspended

Shower

Aluminum Frames

Lake view

Nearby

Football Fields

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Schools

High Schools

Cafe

Post Offices

Municipal Offices







