Villa for sale in Gardone Riviera
Gardone Sopra
€ 1.600.000
Ref. 562

135 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 3 | Garden: Private

GARDONE SOPRA – DETACHED VILLA WITH LAND AND BREATHTAKING LAKE VIEW

Some properties are bought. Others are experienced.
Nestled in the peaceful hills of **Gardone Sopra**, this unique property is a true retreat surrounded by nature. It is accessed via a charming **private road winding through the woodland**, creating an immediate sense of privacy, exclusivity, and tranquillity.
The villa is set within **22,554 sqm of private land**, consisting predominantly of woodland, offering a rare natural setting and an exceptional level of seclusion.
The true highlight of the property, however, is its **extraordinary view over Lake Garda**. The panorama is completely open, sweeping and commanding, extending for miles and providing ever-changing scenery throughout the seasons and at every hour of the day.
The villa offers **134 sqm of commercial floor area** arranged over two levels and comprises:

- Bright living room with open-plan kitchen;
- Three bedrooms;
- Two bathrooms;
- Cellar;
- Panoramic terrace with direct access from the master bedroom, enjoying one of the most spectacular views over

Lake Garda.

The house was built in the **late 1960s** and renovated during the **1980s**. Today it represents an exceptional opportunity for those wishing to enhance a property with outstanding potential, tailoring it to their own style and requirements.
An additional advantage is the possibility, subject to the applicable planning regulations, to **increase the existing building volume by up to 20% as part of a renovation project**, offering attractive opportunities for expansion.
This property is the ideal choice for anyone seeking an exclusive residence immersed in nature, where the peace and silence of the woodland meet one of the most breathtaking panoramic views of Lake Garda.

Certification

Energy Class: NA - Not Applicable

Property details

Address: Via Panoramica, 26	**Bedrooms**: 3
Bathrooms: 2	**Rooms**: 3
State of Preservation: Be Restored	**Level**: Multi-Storey
Total Floor: 2	**Age Construction**: 1980
Current Status: Free at the deed	**Terrace**: Present
Garden: Private	**Kitchen**: Exposed Kitchen

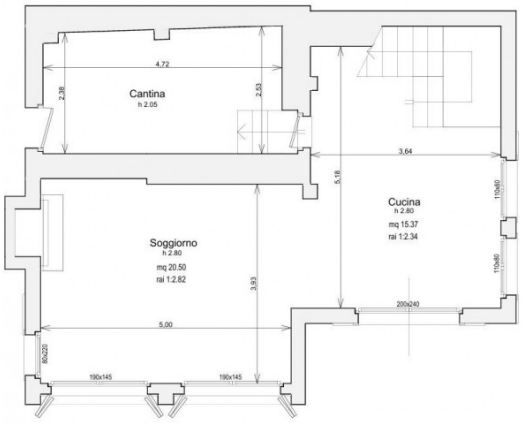
Features

Terrace	Fireplace	Shower
Wooden Window Frames	Shutters	Lake view

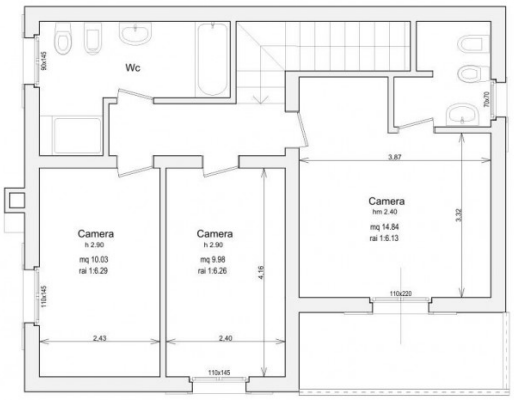
Immobiliare Habitat Garda Srl
Piazza Zanelli - Salò (BS) - Phone number 036543621
immobiliare@habitatgarda.it - https://www.habitatgarda.it/en
VAT 00584320980

Immobiliare Habitat Garda Srl
Piazza Zanelli - Salò (BS) - Phone number 036543621
immobiliare@habitatgarda.it - https://www.habitatgarda.it/en
VAT 00584320980

Immobiliare Habitat Garda Srl
Piazza Zanelli - Salò (BS) - Phone number 036543621
immobiliare@habitatgarda.it - https://www.habitatgarda.it/en
VAT 00584320980



PIANO TERRA



PIANO PRIMO

Immobiliare Habitat Garda Srl
Piazza Zanelli - Salò (BS) - Phone number 036543621
immobiliare@habitatgarda.it - https://www.habitatgarda.it/en
VAT 00584320980