

Villa for sale in San Felice del Benaco

Portese

€ 900.000

Ref. 566



180 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

Situated in one of the most exclusive and secluded locations in San Felice del Benaco, this property offers a unique opportunity to live surrounded by breathtaking views. The lake view, which extends across the entire Brescian shore of Lake Garda, opens up from a large outdoor space, offering a natural scene of rare beauty that changes from the morning light to the fiery sunsets.

The land of approximately 700 m2 includes a garden that requires little maintenance, ideal for creating a swimming pool or other relaxation areas.

The property extends over three interconnected levels, with spaces that can be adapted to suit different needs: the ground floor houses a garage, laundry room, basement, and cellar, all easily reconfigurable spaces for use around the pool, such as a wellness area and gym. The first floor houses the living area, consisting of a bright living room with fireplace, separate kitchen, and direct access to the lakefront terrace. The second floor features three bedrooms, two of which are double, all overlooking the panoramic terrace and lake views.

There is the possibility of a volumetric expansion of approximately 60 m2 according to the municipal development plan.

The property, with its original finishes intact, represents a real opportunity for those seeking a custom-built residence in one of Lake Garda's most desirable areas, or to develop two independent residential units without altering the existing volume. The property is located in an elevated and private position, boasting one of the most expansive and spectacular views of the entire Brescian shore of Lake Garda, offering a panorama that accompanies every moment of the day, from the morning light to the sunsets over the lake.

The property is intended to be renovated, an AI rendering has been generated that reflects the outline of the current building to best represent the property and its potential.

Property details

Address: via Zublino	Zip Code: 25010
Bedrooms: 3	Bathrooms: 3
Rooms: 5	State of Preservation: Be Restored
Level: 3	Total Floor: 3
Heating: Heating	Age Construction: 1970
Current Status: Free at the deed	

Features

Terrace	Wooden Window Frames	Lake view
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Nearby

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



