

**Timeshare for sale in Gargnano
Bogliaco
€ 1.200.000
Ref. 593**



110 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

SECRET LISTING

DIRECTLY ON THE LAKE

A rare property. An unrivaled location. Untapped potential.

There are properties that are purchased for what they are.
And then there are properties that are chosen for what they can become.

In one of Lake Garda's most picturesque and secluded locations, directly on the lake and bordering Gargnano, we offer a Secret Listing of a property of approximately 110 m², nestled in a setting of extraordinary natural beauty and accompanied by approximately 1,000 m² of land.

An absolutely privileged location, with direct access to the beach and the lake, where the landscape becomes an integral part of the property and where the sensation of experiencing the water firsthand is a daily reality.

The property is entirely on one level and currently comprises a living room with kitchen, two bedrooms and two bathrooms.

The property requires a complete renovation, but for this very reason it represents a rare design opportunity: a true "white canvas" directly on Lake Garda, on which to create a contemporary, elegant and deeply personal residence.

The building's compact size, combined with the presence of a significant terraced plot of land and the possibility of vehicle access, allow us to imagine an extremely refined project, in which architecture, outdoor spaces and landscape can dialogue harmoniously.

Imagine large windows overlooking the lake, a living area open to the light and landscape, intimate and cozy rooms, outdoor spaces dedicated to relaxation and a continuous connection with the water.

The potential is extraordinary.

But what makes this opportunity truly special is the combination of elements that have become extremely difficult to find on the market today: a lakeside location, beach access, approximately 1,000 m² of land, driveway access, and a detached property of manageable size, completely customizable.

It is not the classic pre-defined property.

It's something much rarer: the opportunity to create your own vision of Lake Garda.

A project for those seeking authenticity, privacy, and uniqueness.

For those who prefer to build a place that has its own identity, rather than adapting to something already existing.

A property for true lake connoisseurs.

Presented exclusively as a SECRET LISTING, this opportunity is being offered to a select clientele and will be discussed privately upon request.

Location. Potential. Privacy. Lake.

Four elements that are extremely difficult to find together today.

They are still possible here.

Property details

Address: Via Alessandro Bettoni

Bedrooms: 2

Bathrooms: 2

Rooms: 3

Level: On two-levels

Total Floor: 2

Age Construction: 1950

Current Status: Free at the deed

