

Tignale - Gardasee

Modern chalet with lake view

Property ID: IT254151778



www.von-poll.it

PURCHASE PRICE: 1.650.000 EUR • LIVING SPACE: ca. 294 m² • ROOMS: 8 • LAND AREA: 13.850 m²

Property ID: IT254151778 - 25080 Tignale - Gardasee

- **At a glance**
- **The property**
- **Energy Data**
- **A first impression**
- **Details of amenities**
- **All about the location**
- **Contact partner**

Property ID: IT254151778 - 25080 Tignale - Gardasee

At a glance

Property ID	IT254151778
Living Space	ca. 294 m ²
Available from	29.06.2026
Rooms	8
Bedrooms	2
Bathrooms	3
Year of construction	2012
Type of parking	15 x Other

Purchase Price	1.650.000 EUR
House	Single-family house / Detached house
Commission	Onder voorbehoud van commissie
Total Space	ca. 544 m ²
Usable Space	ca. 324 m ²
Equipment	Terrace, Swimming pool, Sauna, Fireplace

Property ID: IT254151778 - 25080 Tignale - Gardasee

Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	28.06.2028
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	148.00 kWh/m²a
Energy efficiency class	B

Property ID: IT254151778 - 25080 Tignale - Gardasee

The property



Property ID: IT254151778 - 25080 Tignale - Gardasee

The property



Property ID: IT254151778 - 25080 Tignale - Gardasee

The property



Property ID: IT254151778 - 25080 Tignale - Gardasee

The property



Property ID: IT254151778 - 25080 Tignale - Gardasee

The property



Property ID: IT254151778 - 25080 Tignale - Gardasee

The property



Property ID: IT254151778 - 25080 Tignale - Gardasee

The property



Property ID: IT254151778 - 25080 Tignale - Gardasee

The property



Property ID: IT254151778 - 25080 Tignale - Gardasee

The property



Property ID: IT254151778 - 25080 Tignale - Gardasee

The property



Property ID: IT254151778 - 25080 Tignale - Gardasee

The property



Property ID: IT254151778 - 25080 Tignale - Gardasee

The property



Property ID: IT254151778 - 25080 Tignale - Gardasee

The property



Property ID: IT254151778 - 25080 Tignale - Gardasee

The property



Property ID: IT254151778 - 25080 Tignale - Gardasee

A first impression

The typical architecture of the Brescian Valleys, combined with modern comfort and a strong aesthetic taste, makes this property among the most sought-after and elegant in the area.

The house stands in a strategic location where total privacy, direct contact with nature and a glimpse of a lake view come together in perfect harmony, creating a rare and precious balance.

Built about twelve years ago from scratch, it was designed to integrate with the territory, maintaining the authenticity of the exterior while offering all the comforts of new construction; high performance insulation, home automation, advanced systems for the management of heat and cold, water purifier for the local source, solar panels with storage batteries, heated pool and sauna. For those who wish to avoid traffic and move with maximum freedom, there is also a helicopter landing pad.

The property is spread over three levels, designed to ensure privacy even when you want to share the space with guests. On the ground floor one is greeted by a two-level living room with an eat-in kitchen and an aesthetic fireplace; the veranda overlooks the luxurious infinity pool on one side and the barbecue area on the other, complete also with a pizza oven. Climbing the internal staircase leads to the master room with walk-in closet and private bathroom, an intimate and private space. In the basement, completely open to the lakefront, we find two double bedrooms, two bathrooms, the sauna, a kitchen dedicated to guests, the laundry and all the technical rooms serving the chalet.

Great attention has also been paid to the study of lighting, which enhances both the interiors and exteriors, making the property particularly impressive in the evening hours.

The garden has been divided into diversified crops, from olive trees typical of the area to fruit trees, up to a grafted plantation capable of producing up to 60 kg of black truffles per year. The entire property is completely fenced and electrified.

A unique solution for those seeking elegance, privacy and quality construction in one of the most fascinating settings in the area.

Contact us for more details or to arrange a confidential visit.

Property ID: IT254151778 - 25080 Tignale - Gardasee

Details of amenities

The property of about 13,000m² is fully fenced. In addition, an electric fence has been erected to guard against wild boars, which like to hunt for truffles in this area.

About 12,000m² is cultivated and is an oasis of peace. Sixty olive trees produce about 30 liters of excellent oil per year. A large number of fruit trees and bushes ensure fresh fruit of special quality. Up to 60 kg of prized Perigord black truffles (*Melanosporum*) are harvested annually on the property! The cultivated truffle plantation also has an automatic irrigation system for the best yields. Numerous Michelin-starred restaurateurs purchase the excellent truffles of Perigord.

A heliport right in front of the chalet allows you to land directly on the property by helicopter.

Property ID: IT254151778 - 25080 Tignale - Gardasee

All about the location

The center of Tignale comprises the municipality, which is divided into several hamlets with all the services for daily needs and a variety of good restaurants. Tignale has one of the most beautiful beaches on the west coast. There is a regular shuttle bus. By car it is 15 minutes along the lake.

In the heart of the Alto Garda Bresciano Park, which reaches all the way to the lakeshore, Tignale is a jewel that must be experienced. From the beach of Pra dela Fam to the historic olive groves in the hills and the six small villages that make up the municipality, Tignale offers breathtaking views that remain indelible in the hearts and eyes of all who pass through.

Tignale's prestigious awards include the Italian Touring Club's Orange Flag and the creation of the Pradela Fam Limonaie Lake Garda Ecomuseum in 2011-a project developed with the participation and support of the local community with the aim of protecting its historical, cultural and landscape heritage.

Start now your journey to discover this area of Brescia, an incredible treasure of Lake Garda.

Various are the excellent restaurants in the area but the most renowned are:

Lido 84 (starred restaurant), Antico Brolo, Rowing bistro, Il Giglio and excellent pizzerias.

Lake Garda sports:

Lake Garda is known for water sports, first and foremost sailing with the important regattas held every year in the Benaco waters, but also wakeboarding (water skiing), kitesurfing, windsurfing, canoeing, snorkeling, not forgetting the hottest water sport of the moment: stand up paddling (SUP). Thrill-seekers can experience the thrill of hang gliding and paragliding from the top of Mount Spino and Mount Baldo. Several golf courses are reachable within 10 km, Arzaga, Garda and Colombaro. Walks on foot, bicycle or horseback will make your experiences magical, there are more than 100 km of bicycle paths going from the lakeside to hillside trails. For snow lovers, the prestigious resort of Madonna di Campiglio can be reached in just under two hours by car.

Public and private ports:

- Port of Gardone (public and private)
- Porto Gargnano (public and private)
- Port of Maderno (public)

Beaches in Tignale are.

Pra de la Fam

For the little ones and more:

Must-see amusement parks on Lake Garda,

Gardaland Park, Gardaland Sea Life Aquarium, Caneva Aquapark, Movieland

Property ID: IT254151778 - 25080 Tignale - Gardasee

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Largo Dante Alighieri, n.3, 25087 Salò

Tel.: +39 0365 690596

E-Mail: salo@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com