

**Bardolino**

## Exclusive villa with pool and lake view in Bardolino - elegance and privacy on Lake Garda

**Property ID: IT254152665**



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**PURCHASE PRICE: 1.850.000 EUR • LIVING SPACE: ca. 180 m<sup>2</sup> • ROOMS: 5**

**Property ID: IT254152665 - 37011 Bardolino**

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## At a glance

|              |                        |
|--------------|------------------------|
| Property ID  | IT254152665            |
| Living Space | ca. 180 m <sup>2</sup> |
| Rooms        | 5                      |

|                |                                         |
|----------------|-----------------------------------------|
| Purchase Price | 1.850.000 EUR                           |
| House          | Single-family house /<br>Detached house |
| Commission     | soggetto a provvigione                  |
| Total Space    | ca. 225 m <sup>2</sup>                  |
| Equipment      | Terrace, Swimming<br>pool               |

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## Energy Data

Energy Source

Gas

Energy Certificate

Energy demand  
certificate

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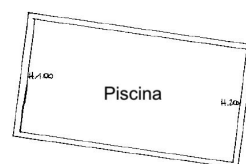
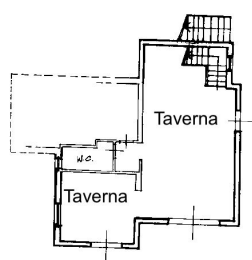


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## Floor plans

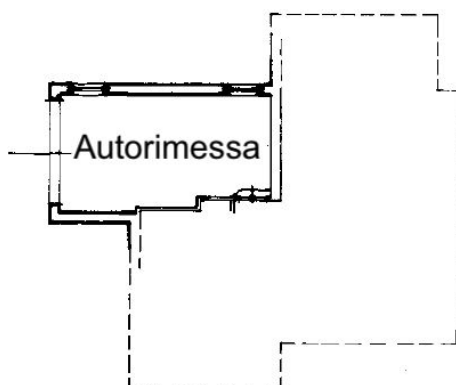


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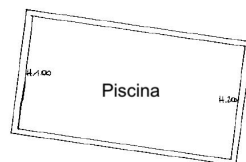
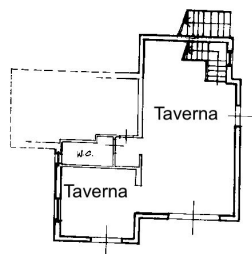
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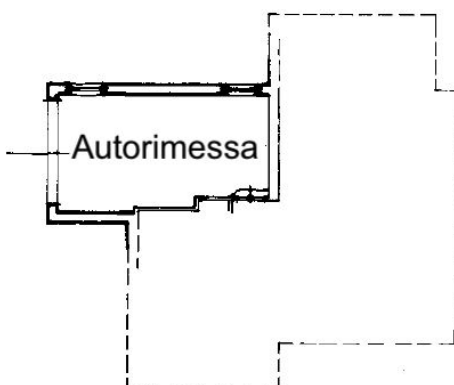
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This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

In the heart of the hills of Bardolino, in a reserved location surrounded by greenery, we offer for sale a beautiful detached villa with open and enchanting views of Lake Garda.

The property, distributed on two levels, stands out for its elegant architecture and harmony between interior and exterior spaces. The living area covers about 225 m<sup>2</sup> commercial (180 m<sup>2</sup> net) and ensures spacious, bright and functional rooms. The interior spaces are divided into five rooms, with cozy living and sleeping areas designed to ensure maximum comfort.

Outside, a magnificent private garden of 1,400 m<sup>2</sup> surrounds the home, offering a true oasis of tranquility, enhanced by a private pool that invites relaxation on hot days. The terraces, with a total area of about 40 m<sup>2</sup>, are a natural extension of the living area, perfect for outdoor dining or enjoying the unique panorama that only Lake Garda can offer.

The house also has a convenient garage and all the comforts needed to live in an exclusive context, immersed in the quiet but at a short distance from the lively center of Bardolino and the main services.

This solution represents a rare opportunity for those looking for a refined and independent residence in one of the most desirable locations on the lake.

For more information or to book a confidential viewing, we are at your complete disposal.

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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