

**Torri Del Benaco - Torri del Benaco**

# Exclusive lake view property with potential for expansion

**Property ID: IT264923158**

IN THE BEST LOCATION FOR YOU



**PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 315 m<sup>2</sup> • ROOMS: 18 • LAND AREA: 800 m<sup>2</sup>**

**Property ID: IT264923158 - 37010 Torri Del Benaco - Torri del Benaco**

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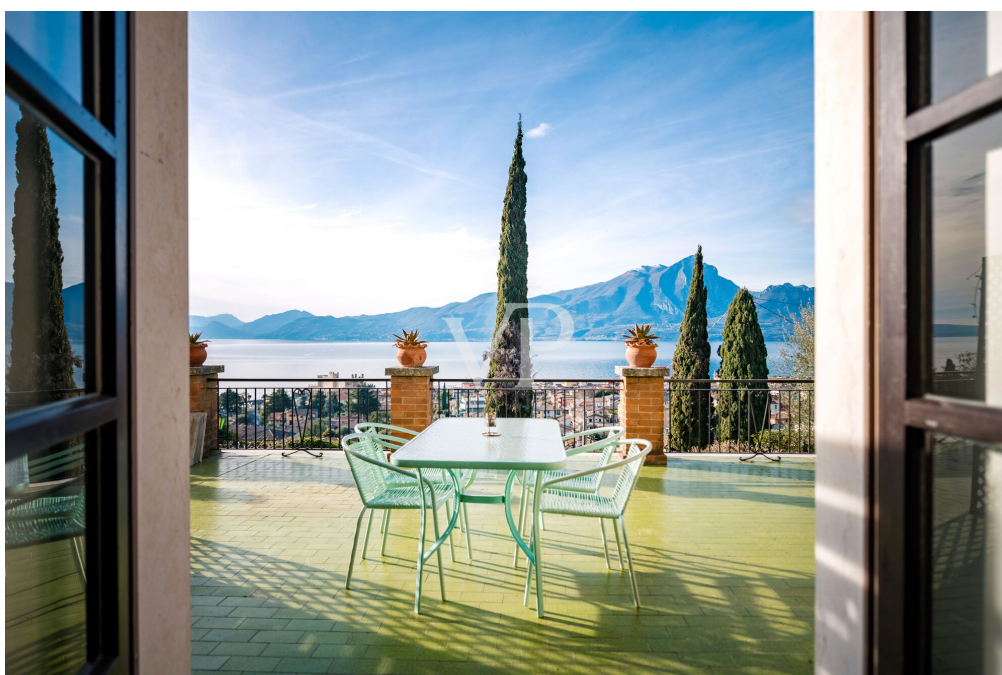
## At a glance

|                      |                        |
|----------------------|------------------------|
| Property ID          | IT264923158            |
| Living Space         | ca. 315 m <sup>2</sup> |
| Rooms                | 18                     |
| Bedrooms             | 6                      |
| Bathrooms            | 4                      |
| Year of construction | 1970                   |

|                |                                         |
|----------------|-----------------------------------------|
| Purchase Price | On request                              |
| House          | Single-family house /<br>Detached house |
| Commission     | Subject to commission                   |
| Total Space    | ca. 450 m <sup>2</sup>                  |
| Usable Space   | ca. 395 m <sup>2</sup>                  |
| Equipment      | Terrace                                 |

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## The property



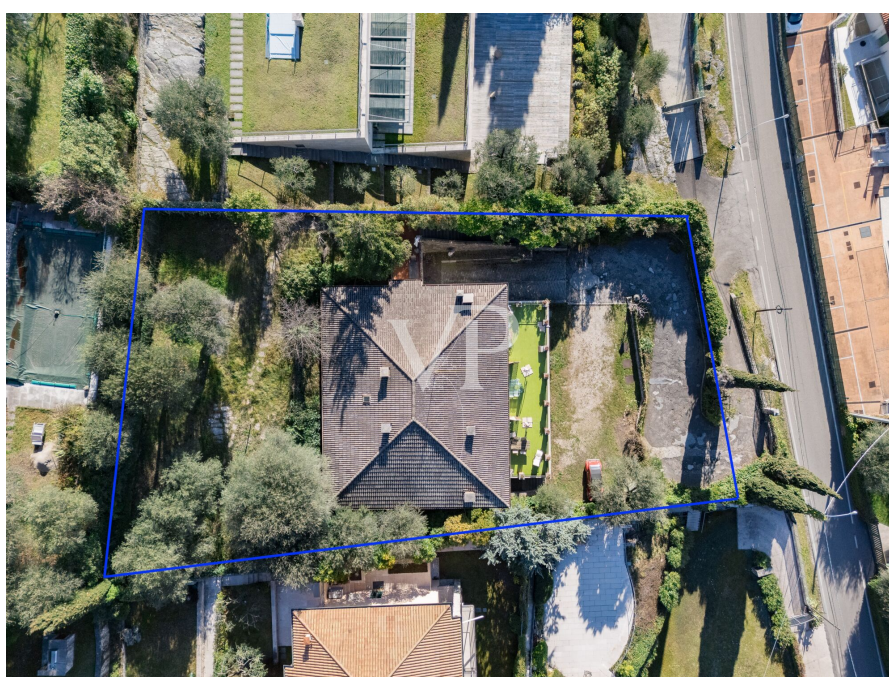
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VON POLL  
REAL ESTATE



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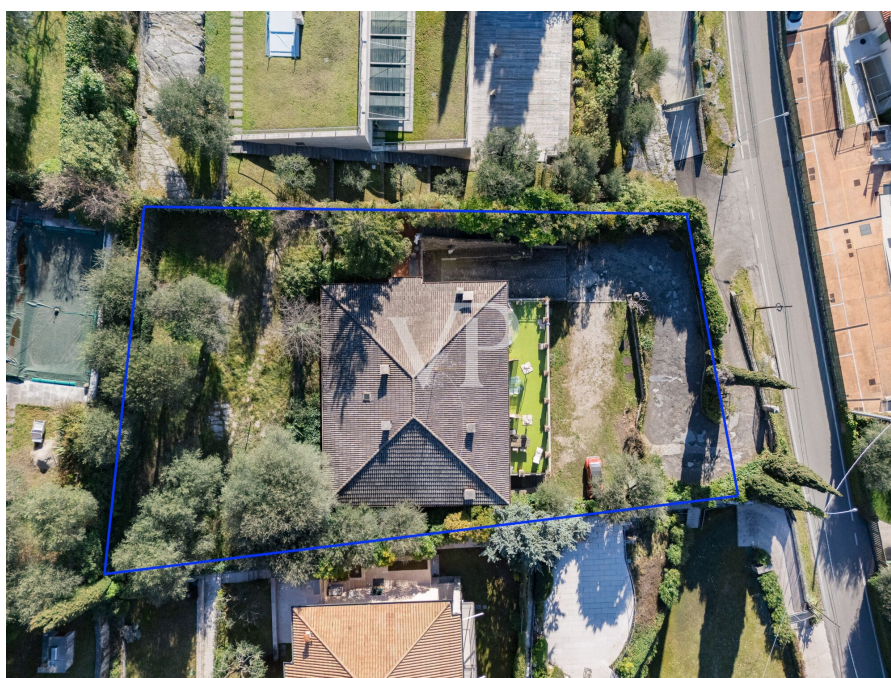
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## **A first impression**

Located in one of the most prestigious locations in Torri del Benaco, we offer for sale a detached villa of 450 sqm commercial characterized by an exceptional lake view. The property is set in a private lot of 600 sqm that guarantees privacy and detachment, while being a very short distance from the historic center and the main services.

The property, currently arranged on two levels with large living areas and panoramic terraces, lends itself to a major upgrade. The existing cubage and the possibility of demolition with extension offer a unique opportunity to create a contemporary villa of the highest profile with the possibility of a private pool.

It represents an ideal solution both as a representative manor residence and as a real estate transaction in a market with guaranteed and constant value over time.

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## All about the location

Nestled on the Veronese shore of the lake, Torri del Benaco is one of the most elegant and best preserved resorts on the entire Riviera degli Ulivi. It is a place where time seems to have stood still, keeping intact that atmosphere of exclusivity and privacy that distinguishes it from the more crowded destinations of the lower lake.

The village's skyline is dominated by the imposing Scaliger Castle, which, with its crenellated towers and historic 14th-century lemon house, testifies to a glorious past and an unbreakable bond with local traditions. To walk through the narrow streets of the center is to immerse oneself in a labyrinth of picturesque views, artisan stores and small restaurants of excellence that overlook the shell-shaped harbor.

**Living in Torri del Benaco means enjoying a superior quality of life:**

**Ideal Microclimate:** The protection of Mount Baldo and the influence of the lake create a mild climate year-round, perfect for growing olive and citrus trees.

**Unique Connections:** Thanks to ferry service, the Brescian shore (Maderno) can be reached in minutes, allowing the entire Garda basin to be explored with ease.

**Nature and Sports:** From scenic walks to Albisano to crystal-clear water beaches such as the famous "Baia delle Sirene," the area offers the perfect balance of relaxation and outdoor activities.

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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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