

## Villa for Sale to Bardolino



**1.100 sq. m. | Bathrooms: 6 | Bedrooms: 8 | Rooms: 14**

### **IMPORTANT PROPERTY WITH LARGE LAND ON LAKE GARDA**

An oasis of peace and tranquillity, located just a few kilometres from the centre of Bardolino, nestling amidst the morainic hills that slope gently towards Lake Garda, we offer a large property surrounded by a lush olive grove of over 500 olive trees.

This imposing country residence consists of two independent units, the Maison de Charme divided into two areas (which can be connected to each other), and a new detached house, surrounded by agricultural land with an olive grove and a sandy riding ground for a total of 26,000 square metres.

The main part of the Maison de Charme, now used as a B&B, consists on the ground floor of an entrance hall, living room on the veranda with fireplace and wood-burning oven, dining room, kitchen, study and bathroom.

On the first floor the sleeping area of the master bedroom with private bathroom, two other double bedrooms and another bathroom, panoramic terrace. In the basement there are large rooms and a spacious garage for a total of 160 sqm.

The other area, used as a tasting room, consists on the ground floor of a large living room, a bedroom and a bathroom, while on the first floor there is a loft and two other rooms.

All overlooking the olive trees that surround the house, outside there is also a swimming pool with a relaxation area ideal for spending time in company.

The property, in energy class B, is equipped with a 6 kW photovoltaic system, pellet boiler, and heat pump with inverter. The new villa, developed on one floor, has a porch and consists of a living/dining room, kitchen area, two double bedrooms and a bathroom. The property has excellent energy efficiency, is in class A4 and is equipped with a 3 kw photovoltaic system and a home automation system.

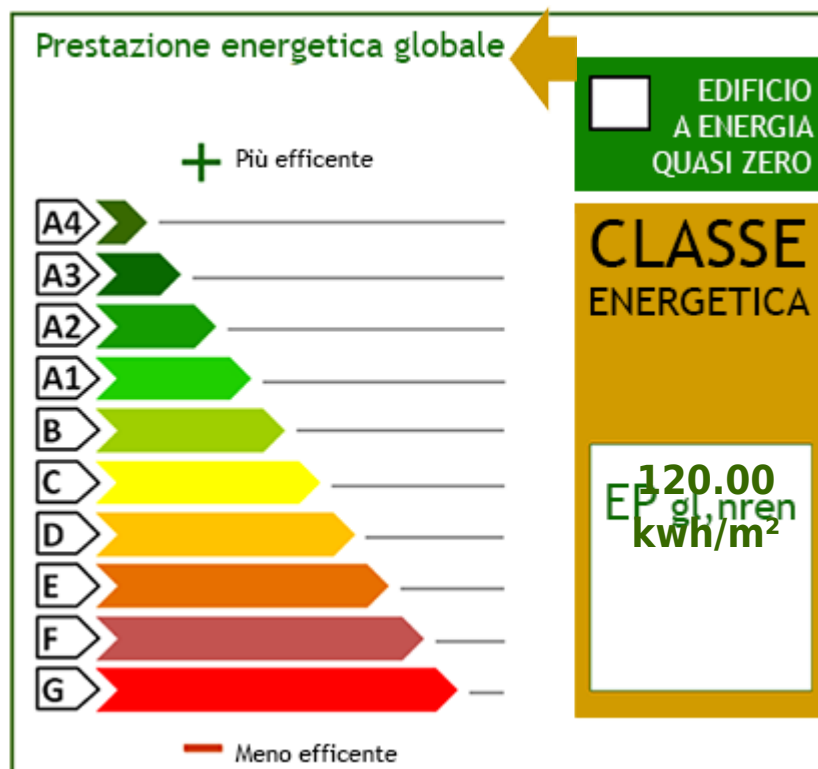
Possibility of purchasing only the main villa with private garden.

## Property details

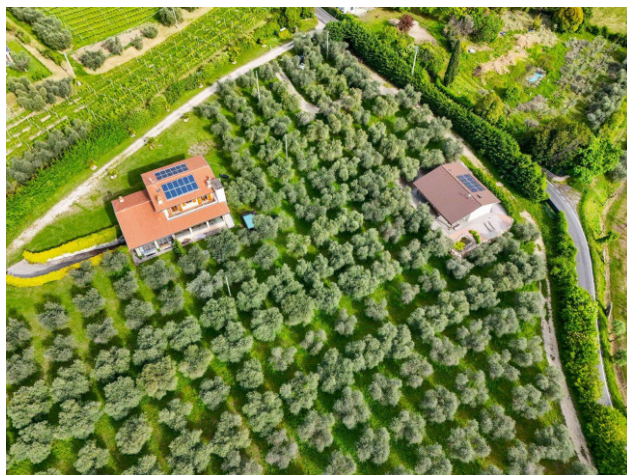
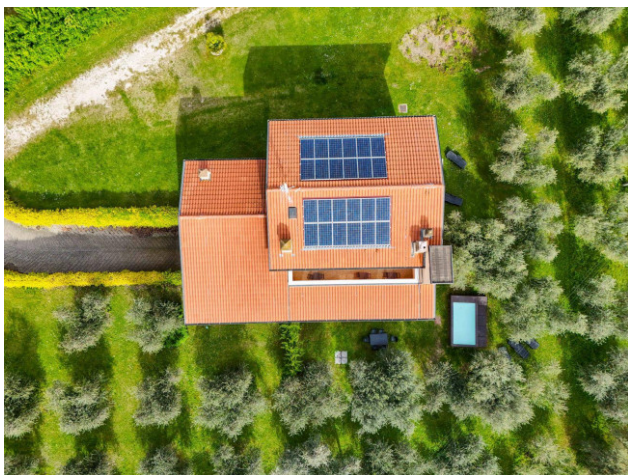
<b>Code:</b> GNT106LDG	<b>Reason:</b> Sale
<b>Type:</b> Villa	<b>Region:</b> Veneto
<b>Province:</b> Verona	<b>Municipality:</b> Bardolino
<b>Price:</b> € 2.600.000	<b>Total Square Meters:</b> 1.100 sq. m.
<b>Bedrooms:</b> 8	<b>Bathrooms:</b> 6
<b>Rooms:</b> 14	<b>State of Preservation:</b> Excellent
<b>Level:</b> Multi-Storey	<b>Total Floor:</b> 2
<b>Heating:</b> Heating	<b>Parking:</b> Carport
<b>Available:</b> Yes	<b>Terrace:</b> Present, 55 sq. m.
<b>Garden:</b> Private, 600 sq. m.	<b>Kitchen:</b> Regular Kitchen
<b>Box:</b> Quadruple, 40 sq. m.	

## Features

Cellar: 30 m<sup>2</sup>



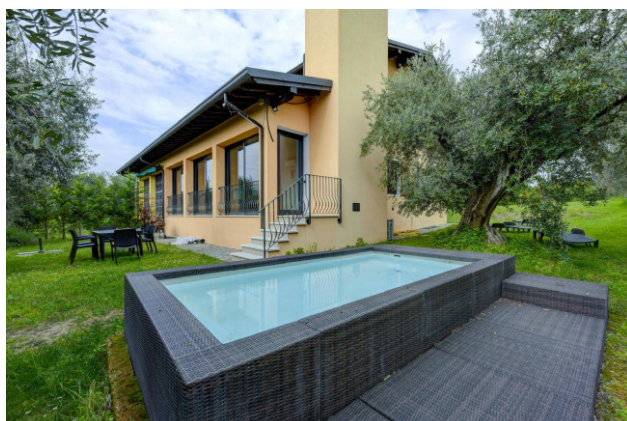
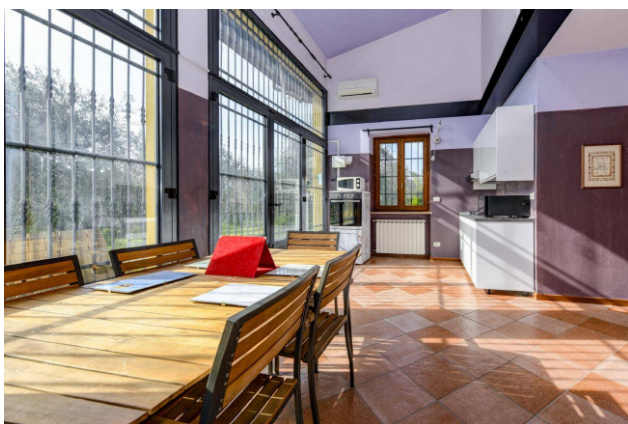
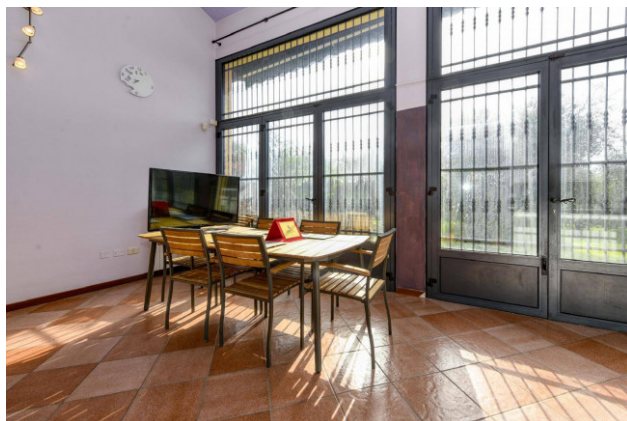
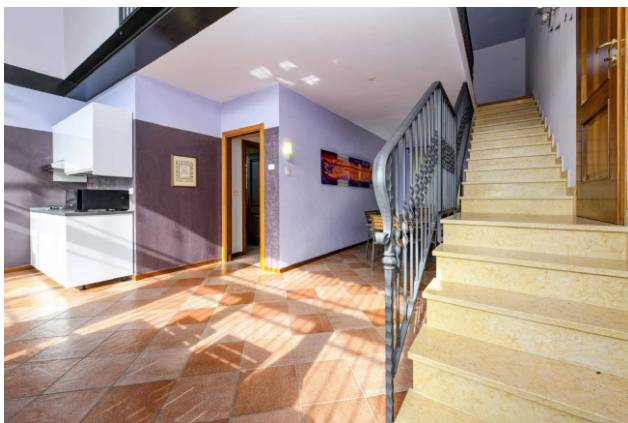








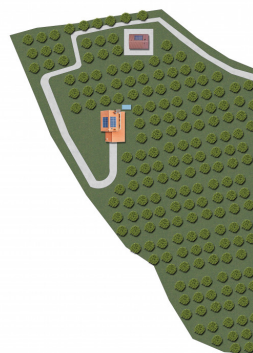




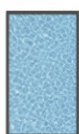








PIANO TERRA



PIANO PRIMO



PIANO TERRA



PIANO PRIMO



PIANO SEMINTERRATO

