

Malcesine – Gardasee

## Style & elegance - villa with breathtaking views!

Property ID: IT244921433



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PURCHASE PRICE: 1.670.000 EUR • LIVING SPACE: ca. 190 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 1.100 m<sup>2</sup>

Property ID: IT244921433 - 37018 Malcesine – Gardasee

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## At a glance

Property ID	IT244921433
Living Space	ca. 190 m²
Rooms	6
Bedrooms	5
Bathrooms	3
Year of construction	1976
Type of parking	3 x Garage

Purchase Price	1.670.000 EUR
Commission	Subject to commission
Total Space	ca. 327 m²
Condition of property	Needs renovation
Usable Space	ca. 257 m²
Equipment	Terrace, Fireplace

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## Energy Data

Energy Source	Gas
Energy certificate valid until	01.09.2034
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	165.00 kWh/m²a
Energy efficiency class	G



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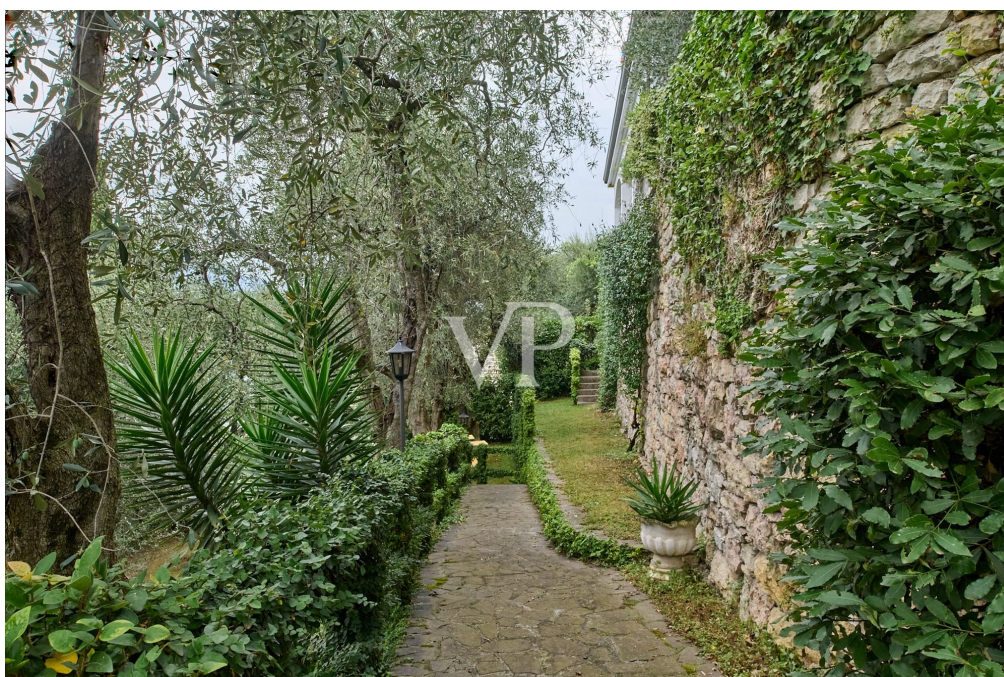
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## A first impression

Discover the perfect combination of style and elegance united with nature in this breathtaking villa on the shores of Lake Garda. This exclusive property not only offers a breathtaking view of the lake, but also a wide range of amenities that guarantee maximum living comfort. Built into the hillside, the villa has two floors with the possibility of dividing them into two separate apartments. Previously used as a family residence for several generations, this was not the priority, however, but rather the gathering on one of the large terraces or the cozy get-together in front of the open fireplace when the first crisp days of late autumn approach. The beautifully landscaped garden with its old buildings provides shade in summer and the private jetty directly opposite the road on the lake invites you to take a refreshing dip in the water.

This villa is a true gem on Lake Garda and offers a unique opportunity to live in one of the most beautiful regions of Italy. Contact us today for more information or to arrange a viewing.

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## Details of amenities

The villa is in a well-kept condition that reflects its age. On the upper floor you will find a spacious living/dining room with access to the extensive terrace, which offers breathtaking views over Lake Garda and the mountain landscape of the west coast. A fully equipped kitchen, two bedrooms and two bathrooms, one of which has a bathtub, complete the offer.

A separate entrance leads to the lower floor via the equally spacious lower terrace. Here there are three further rooms, one of which is partly used as a laundry room, and a further bathroom with shower. The two floors are connected by an elegant wooden spiral staircase.

The upper living rooms are partly fitted with beautiful old wooden floorboards and the bedrooms with herringbone parquet flooring. The kitchen and bathrooms are tiled.

On the lower floor, the living rooms also have light herringbone parquet flooring, while the laundry room, hallway and bathroom are tiled.

The purchase price includes the double garage directly on the property. In addition to this garage, there is the possibility of acquiring another fully enclosed garage above the villa plot.



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## All about the location

The property is located above the Gardesana, one of the main streets of Malcesine, which runs along the picturesque eastern shore of Lake Garda. This location offers excellent access to the most important sights and leisure activities in the region.

Malcesine is a charming little town on the eastern shore of Lake Garda, known for its historic old town and the impressive Scaliger Castle, which towers majestically over the lake. The narrow streets and picturesque squares invite you to stroll and linger. Numerous restaurants, cafés and stores offer local specialties and handmade products.

A particular highlight is the cable car that runs from Malcesine to Monte Baldo. This modern installation offers breathtaking views of Lake Garda and the surrounding mountains. Monte Baldo is a paradise for hikers and nature lovers, with numerous hiking trails and spectacular panoramas.

The surroundings of Malcesine are just as charming and varied. Lake Garda offers numerous water sports such as sailing, windsurfing and kitesurfing. For cyclists and hikers, there are well-developed paths along the lake and in the mountains.

There are also other attractive towns nearby, such as Riva del Garda and Limone sul Garda, which will delight you with their historic centers and picturesque landscapes. A trip to Verona, famous for its arena and the story of Romeo and Juliet, is also highly recommended and can be reached in about an hour by car.

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## Contact partner

For further information, please contact your contact person:

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