

Bardolino

## Villa on the panoramic in Bardolino

Property ID: IT254921791



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PURCHASE PRICE: 1.420.000 EUR • LIVING SPACE: ca. 130 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 808 m<sup>2</sup>

Property ID: IT254921791 - 37011 Bardolino

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## At a glance

Property ID	IT254921791
Living Space	ca. 130 m²
Rooms	5
Bedrooms	3
Bathrooms	2
Year of construction	1970

Purchase Price	1.420.000 EUR
Commission	subject to commission
Total Space	ca. 160 m²
Condition of property	Needs renovation



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## The property



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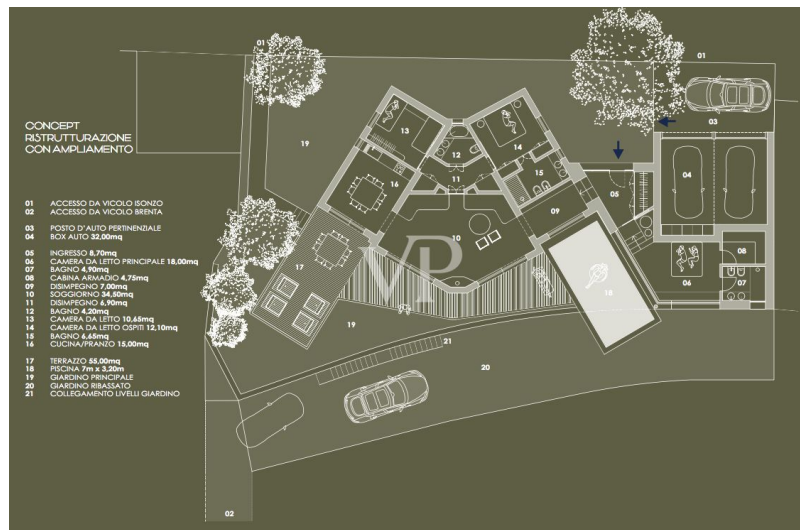
## Floor plans



**VILLA PENTAGONO  
BARDOLINO**

POSIZIONE	VICOLO ISONZO, BARDOLINO
TIPOLOGIA	VILLA UNIFAMILIARE
PIANO	TERRA
SUPERFICIE COMMERCIALE	CA. 213 mq
SUPERFICIE UTILE	CA. 165 mq
LOTTO	CA. 808 mq
BOX AUTO	SI
GIARDINO PERTINENZIALE	SI





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

We offer for sale a detached villa located in Bardolino, in a strategic location near the center and with a beautiful view of Lake Garda.

The property, dating back to the 1970s, is developed entirely on a single floor, offering a living area to be customized. The total cubage of 800 m<sup>3</sup> allows ample possibilities for renovation and enhancement of the space, adapting it to modern needs.

The property represents a unique opportunity for those who want to live immersed in tranquility, without sacrificing the convenience of being within walking distance from the main services and the beating heart of Bardolino.

Contact us for more information and to schedule a visit. This villa is the perfect opportunity to create your dream home in one of the most charming locations on Lake Garda!

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## All about the location

Bardolino is one of the most beautiful and well-known resorts on the Veneto shore of Lake Garda.

If you want to visit Bardolino and learn about its history and culture, you can spend a day in the picturesque old town.

The houses in the historic center of Bardolino, built and inhabited by fishermen, were built in a herringbone pattern, one after the other, starting with the first house on the beach, which today makes the center even more characteristic.

Tourists can find equipment in Bardolino for all water sports, sailing, rowing, windsurfing, and for the most relaxing vacation sport: swimming in crystal clear waters and sunbathing on one of the beautiful beaches.

Cycling and walking enthusiasts cannot miss the lakefront that connects Bardolino to Lazise with a bicycle and pedestrian path of about 6 km.

Local trattorias offer menus based on old recipes with fresh fish from the lake, accompanied by vegetables from the surrounding hills, dressed with local olive oil (the best in Italy, they say) and, above all, drunk with the local wine: the fabulous Bardolino. Also worth a visit is the olive oil museum in nearby Cisano.

Hiking and biking enthusiasts should not miss the new Bardolino Trail, a hike through the region's vineyards.



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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Largo Dante Alighieri, n.3, 25087 Salò

Tel.: +39 0365 690596

E-Mail: [salo@von-poll.com](mailto:salo@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

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