

Code: [V000555](#)

## EXCLUSIVE LAKE FRONT PROPERTY IN SIRMIONE

Via XXV Aprile Sirmione BS Italia

SALE  
4.500.000€

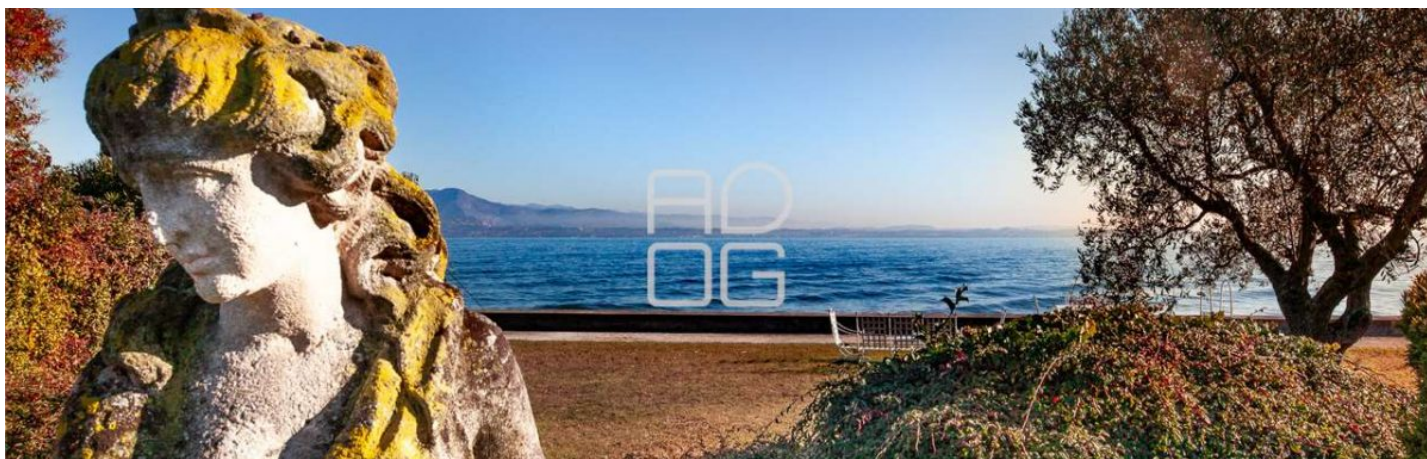
Beds 3    Bathrooms 3    Commercial 200 mq    Garden 2050 mq

### DESCRIPTION:

Unique position on the peninsula of Sirmione, close to the centre, the beaches and the Scaligero Castle, with a beautiful garden of about 2,000 square metres directly on the lake, a dreamlike property of absolute prestige. The currently habitable house is situated on two levels above the ground and offers, besides the verandas and terraces, an excellent size. There is an approved project for a modern new building of absolute prestige, see render pictures. The indicated price refers to the building in its current state, there is also the possibility to buy only after the project has been completed. Further information on request.

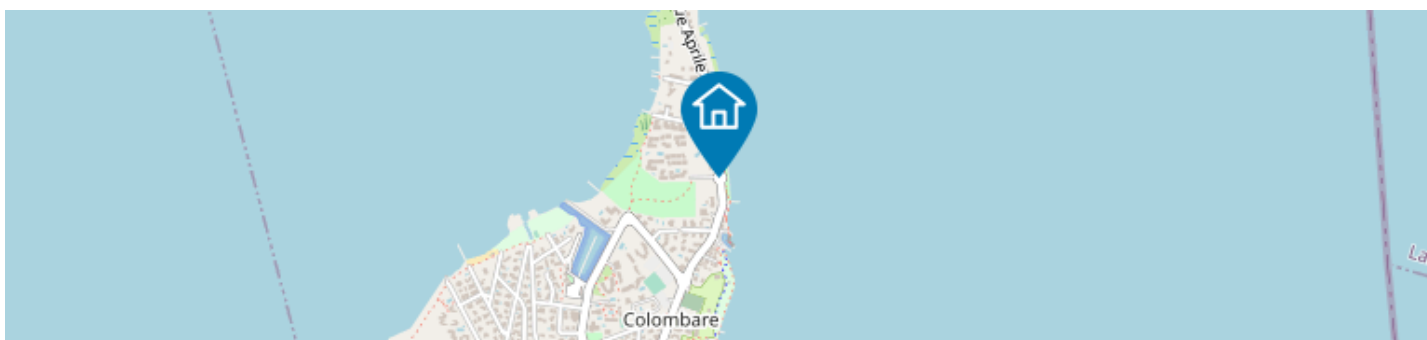
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> VA	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Habitable
<b>Grade:</b> Elegant	<b>Position:</b> Lake	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 10	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 2
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> 4	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 30	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Automotive Passage
- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Electric Gate
- ✓ Flue
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Pedestrian Crossing
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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