



Code: [V001229](#)

## SINGLE VILLA WITH DOMINANT LAKE VIEW IN TOSCOLANO MADERNO

Via Cecina Toscolano Maderno BS Italia

**SALE**  
**1.500.000€**

Beds	Bathrooms	Commercial	Garden
 6	 4	 400 mq	 4500 mq

### DESCRIPTION:

Nestled in the first hill above the village, surrounded by the beautiful scenery of Lake Garda and an elegant residential area, not far from the lake and the centre of Toscolano-Maderno with a wide range of leisure activities and sports activities such as sailing, kite surfing, cycling, golf, trekking, tennis, we offer an exclusive villa for sale with exceptional lake views. On a plot of approx. 4.500 m<sup>2</sup>, the house is arranged on two generously dimensioned above ground levels plus attic and mezzanine floor. Double access via the private avenue with two outdoor parking spaces and garage for four cars. On the ground floor is the main entrance, which gives access to both the garage, laundry and cellar on the left and a first living area on the right with large windows to the huge veranda with lake view. On the first floor there is a spacious kitchen-living room, a double living room with spectacular lake views, a corridor, five bedrooms and two bathrooms. The top floor includes an additional double bedroom with en-suite bathroom and unique terrace. Further rooms can be added in the basement. The villa is surrounded by a beautiful terraced private garden with 60 olive trees. A plot directly on the lake with private beach and jetty completes the property. The property is being sold in its current state, with the possibility of expanding the volume. A small paradise as main or holiday home. For further information or visits please do not hesitate to contact us.

## ADDITIONAL INFORMATION

<b>Energy Rating:</b> VA	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> To Be Renovated
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 12	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 3
<b>Garage:</b> 2	<b>Mq Garage:</b> 60	<b>Parking Space:</b> 2	<b>Terraces:</b> 2
<b>Mq Terraces:</b> 140	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 80
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Automotive Passage
- ✓ Closet
- ✓ Double Entry
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Outdoor Tables
- ✓ Pedestrian Crossing
- ✓ Railings
- ✓ Veranda



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