



Code: [V001645](#)

## DETACHED VILLA WITH LAKE VIEW IN ELEGANT AREA IN MONIGA DEL GARDA

Via del Porto Moniga del Garda BS Italia

SALE  
Trattativa  
riservata

Beds	Bathrooms	Commercial	Garden
 4	 3	 227 mq	 1410 mq

### DESCRIPTION:

Set in an elegant context at about 300 m from the lake, the port and the beach, close to the historical centre and all services, in an area of about 1.400 sq m with private swimming pool, we propose this exclusive and spacious villa with beautiful view on the lake and the green surrounding landscape. The property is on two levels plus a large basement area. The generous size also allows the division into two independent units. On the ground floor there is a large entrance living area with direct access to the large covered porch overlooking the garden and swimming pool, a large bedroom currently used as a relaxation area, hallway, a second bedroom, a bathroom and a further living area with veranda and kitchen. From the various rooms there is direct access to the garden that surrounds the house and from where you can enjoy the various views of the lake. On the first floor, accessible thanks to a spacious internal staircase, there is another living area with access through the large windows to the terrace where you can see a wonderful view of the lake and the surrounding greenery, on the same floor there is also a secluded kitchenette, a hallway, two bedrooms and a bathroom. In the basement there is a large garage for several cars with access to two cellars and the technical room and, adjacent to the garage and with independent access, another large space divided into three rooms, plus a storage room and a bathroom, where you can create a guest area or an additional garage or alternatively a relaxation area and SPA. Immersed in absolute tranquility with excellent privacy, surrounded by olive trees and with a great brightness, the property is suitable both as a main residence and as a holiday home perfect for those who love to live the lake and nature but at the same time do not give up the convenience of all primary services. We remain available for further information or inspection by appointment.

## ADDITIONAL INFORMATION

<b>Energy Rating:</b> G	<b>Minimum IPE:</b> 338,25	<b>Heating:</b> Independent	<b>State:</b> Good
<b>Grade:</b> Elegant	<b>Position:</b> Lake	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 14	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 3
<b>Garage:</b> 1	<b>Mq Garage:</b> 58	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 28	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 37
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Pedestrian Crossing
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door



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