

Code: [V001704](#)

## IMPORTANT LAKEFRONT PROPERTY WITH PARK IN TOSCOLANO MADERNO

Via Leopardi Toscolano Maderno BS Italia

**SALE**  
**3.300.000€**

Beds 8 Bathrooms 4 Commercial 333 mq Garden 2800 mq

### DESCRIPTION:

In an exclusive lakefront location in Toscolano Maderno, set in a large park of about 2.800 sqm. with direct access to the lakefront and private pier, we propose an important property built in the '50s. The villa is divided into two residential units plus basement. On the mezzanine floor we find: entrance, living area with kitchen and veranda, 3 double bedrooms, bathroom and porch. The first floor, reached by an internal staircase, consists of: living area with kitchen and overlooking the balcony, 5 bedrooms, 3 bathrooms and further balcony. An internal staircase leads to the basement where there are accessory rooms, including two large cellars and a technical room. Large garage belonging to the two houses. There is also an increase in volume up to 120 sqm. The property has double access, both from the lakefront and from the side road. We remain available for further information, documentation on request and inspection.

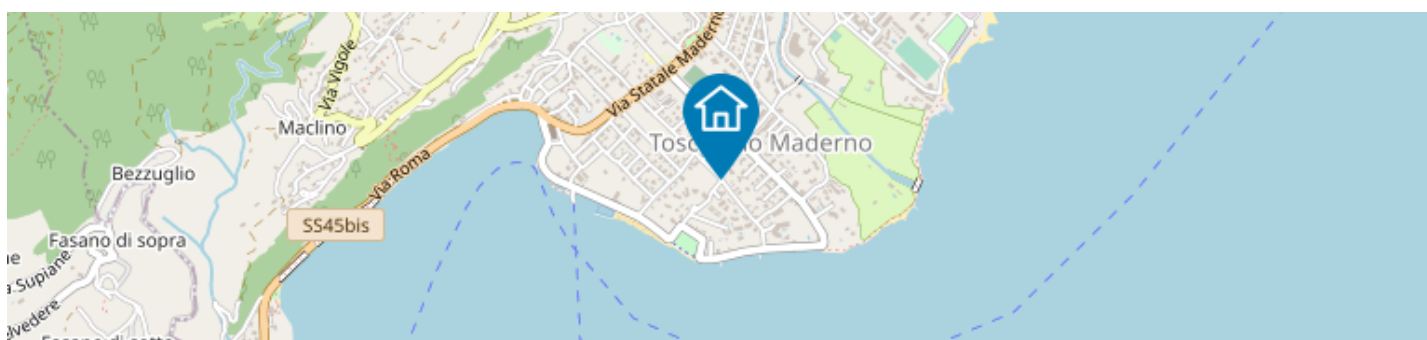
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> G	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Good
<b>Grade:</b> Elegant	<b>Position:</b> Lake	<b>View:</b> Garden View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 20	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 3
<b>Garage:</b> 1	<b>Mq Garage:</b> 45	<b>Parking Space:</b> -	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> 55	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Automotive Passage
- ✓ Boat Dock
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Pedestrian Crossing
- ✓ Railings
- ✓ Satellite System
- ✓ Security Door
- ✓ Veranda



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