



Code: [V001706](#)

EXCLUSIVE LAKEFRONT PROPERTY IN SAN FELICE DEL BENACO

Via San Fermo San Felice del Benaco BS Italia

SALE
**Trattativa
riservata**

Beds	Bathrooms	Commercial	Garden
 2	 2	 155 mq	 670 mq

DESCRIPTION:

In the beautiful setting of San Felice del Benaco, we offer exclusive lakefront property with direct access to the beach, exciting roof terrace and private garden with swimming pool. The villa, built on a plot of about 670 sqm, is spread over two floors connected by an external staircase and has been recently renovated. On the upper floor the living area, consisting of living room and kitchen with central island, opens onto a large terrace with a priceless view of the Rocca di Manerba and Lake Garda. The sleeping area consists of master bedroom with walk-in closet, twin bedroom and windowed bathroom with shower. The lower floor houses a large tavern with bathroom and triple garage. The flat roof, reached by an external staircase, houses the spectacular terrace with total lake view. Location, brightness, large outdoor spaces and fascinating lake views are the key elements of this prestigious villa. We are available for further information, documentation on request and inspection.

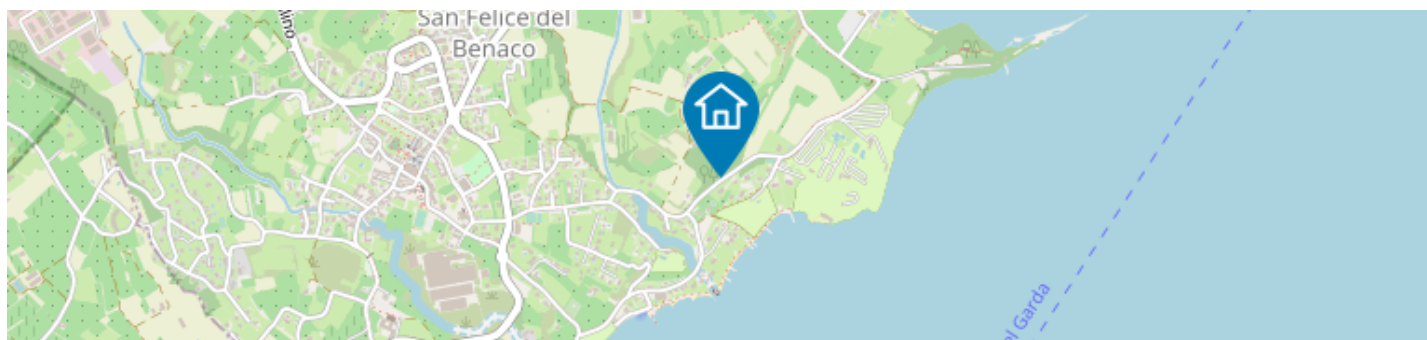
ADDITIONAL INFORMATION

Energy Rating: G	Minimum IPE: -	Heating: Independent	State: Perfect Conditions
Grade: Elegant	Position: Lake	View: Lake View	Orientation: -
Rooms / Locals: 8	Floor: -	Building Floors: 2	Internal Levels: 2
Garage: 1	Mq Garage: 106	Parking Space: -	Terraces: 2
Mq Terraces: 80	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: Private	Kitchen: View Kitchen	Furniture: Furnished	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning ✓ Data Network ✓ Double Entry ✓ Double Glasses ✓ Electric Gate
- ✓ Independent Entrance ✓ Outdoor Tables ✓ Pool ✓ Security Door ✓ Theft Protection
- ✓ Video Intercom



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