

Code: [V002074](#)

IMPORTANT LAKE-VIEW PROPERTY WITH PARK IN MANERBA DEL GARDA

Via Letuelmonte Manerba del Garda BS Italia

SALE
Trattativa
riservata

Beds	Bathrooms	Commercial	Garden
 7	 4	 311 mq	 5900 mq

DESCRIPTION:

Exclusive property located within the Natural Park of the Rocca di Manerba, set in a context of high scenic value, unique for location, view and size, immersed in a private park of about 6,000 square meters. In which there is a swimming pool, partly planted with olive trees, just 1 km from Lake Garda and the port and about 800 meters from the town centre, we offer for sale an important property built in the 60s and currently divided into three units internally connected by a common staircase. The first unit on the ground floor has a large external portico and consists of a large entrance hall, 3 bedrooms, 2 of which are doubles, a bathroom and a separate kitchen. The second unit on the first floor consists of a living room, separate kitchen, 3 bedrooms of which 2 doubles and 2 bathrooms. From the large terrace serving the living area there is a beautiful lake view. The third unit on the second and last floor consists of a large living area, a bedroom and a bathroom. The property lends itself through a skilful renovation to the realisation of an important and prestigious single villa with large indoor and outdoor spaces. We remain at your disposal for further information, documentation and inspection.

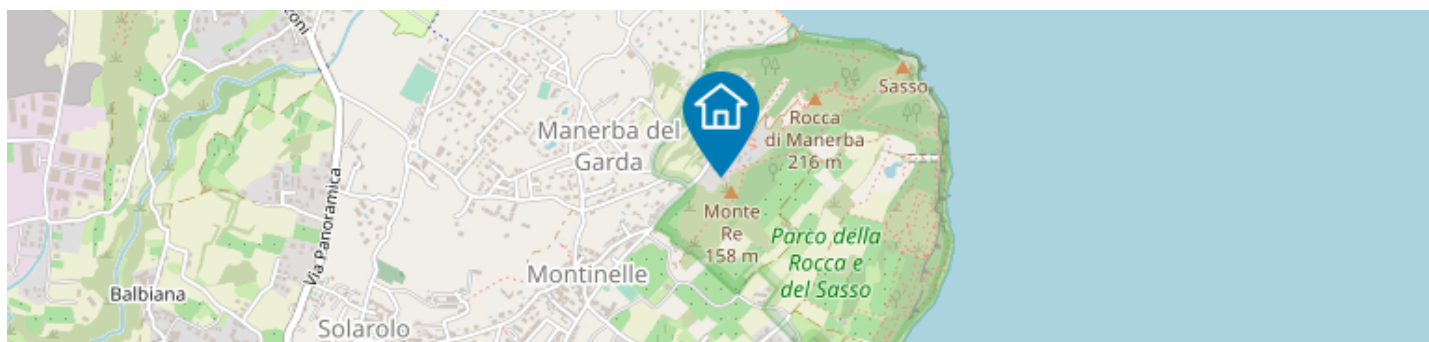
ADDITIONAL INFORMATION

Energy Rating: VA	Minimum IPE: -	Heating: Independent	State: To Be Renovated
Grade: Elegant	Position: Lake	View: Lake View	Orientation: -
Rooms / Locals: 16	Floor: -	Building Floors: 3	Internal Levels: 3
Garage: -	Mq Garage: -	Parking Space: -	Terraces: 1
Mq Terraces: 115	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: Private	Kitchen: Eat-In Kitchen	Furniture: Not Furnished	Annual Expenses: -



ACCESSORIES

- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Pool



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