



Code: [V002165](#)

## PRESTIGIOUS HILLSIDE PROPERTY IN CAVAION VERONESE

Via Vittorio Veneto Cavaion Veronese VR Italia

**SALE**  
**1.190.000€**

Beds	Bathrooms	Commercial	Garden
 5	 6	 400 mq	 1100 mq

### DESCRIPTION:

Situated in Cavaion Veronese, in one of the most renowned tourist areas of the area, just a few kilometres from Lake Garda and the villages of Bardolino and Lazise, in the hilly area of the village on the slope facing Lake Garda at the edge of the old town centre and close to all services, we offer this exclusive and important villa currently in advanced rustication with a beautiful and open view over the olive grove and the roofs of the village with its hills. The spacious property (approx. 400 square metres above ground plus 300 square metres underground) has been designed and built with all the latest state-of-the-art construction technologies, including ducted air conditioning, underfloor heating, VMC (controlled mechanical ventilation), internal lift, domotics, Schüko doors and windows, external insulation, and other features that we will be happy to present to you. A swimming pool is planned in the garden, and a sauna-fitness area and gym in the basement. Outside parking spaces are also provided within the property. The property has been constructed to achieve the best performance aimed at energy saving (double heat pump, photovoltaic system with storage) and is planned in class A4. The property is now in the state of a decidedly advanced unfinished state (fixtures already installed and therefore the house closed). All that remains to be completed is the laying of sanitary fittings, flooring (already purchased), machinery, completion of the swimming pool and fencing, and the landscaping of the garden. The villa is on three above-ground levels with large porticoes and outdoor terraces, plus garden and relaxation areas and a large basement area. From the plans shown you can see the internal layout of the rooms. Prestigious property suitable for both first home and holiday use. We remain available for further information and inspection on request.

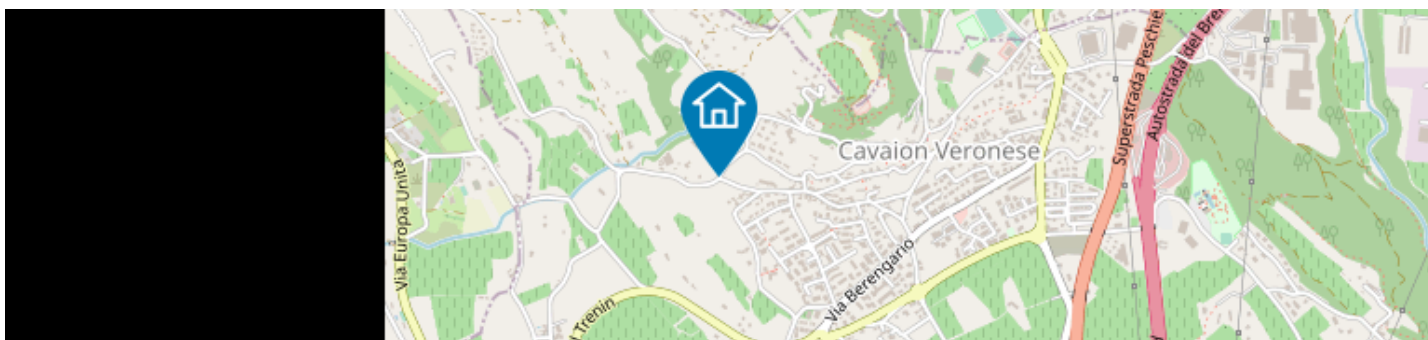
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Under Construction
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 7	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 4
<b>Garage:</b> 1	<b>Mq Garage:</b> 220	<b>Parking Space:</b> 3	<b>Terraces:</b> 3
<b>Mq Terraces:</b> 60	<b>Balconies Mq:</b> -	<b>Arcades:</b> 2	<b>Mq Arcades:</b> 48
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Data Network
- ✓ Double Entry
- ✓ Independent Entrance



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