

Code: [V002343](#)

## LAKE VIEW PROPERTY WITH TENNIS COURT AND POOL IN MANERBA DEL GARDA

Via San Procolo Manerba del Garda BS Italia

SALE  
Trattativa  
riservata

Beds	Bathrooms	Commercial	Garden
 8	 9	 685 mq	 10120 mq

### DESCRIPTION:

In Manerba del Garda, in a dominant position, surrounded by one hectare of private greenery, stands this exclusive property with magnificent lake view, swimming pool and tennis court. The main body consists of a main villa divided into two large independent apartments and a small attic. The first apartment occupies the ground floor and consists of: living room with fireplace, separate kitchen, two bedrooms, study, library, sitting room, two walk-in closets, three bathrooms, laundry room, terrace and porch with magnificent lake view. The second apartment occupies the second floor and attic and consists of: living room with fireplace, separate kitchen, four bedrooms, two bathrooms, terrace with panoramic lake view and porch. The secondary body consists of two guest or service staff annexes, both with scenic lake view terrace. Exciting views of Lake Garda, generous interior square footage and livable outdoor spaces are the distinguishing features of this exclusive property. We remain at complete disposal for further information or inspections.

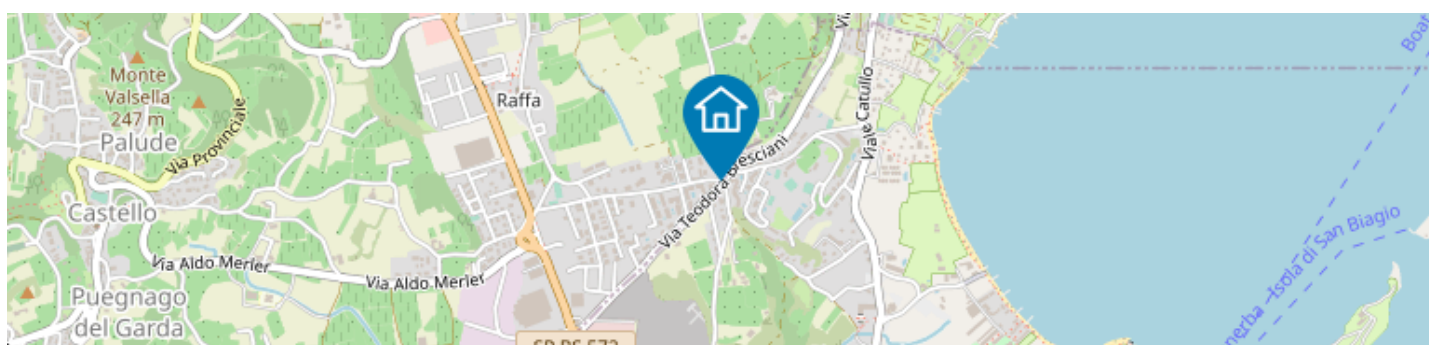
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> G	<b>Minimum IPE:</b> 172,34	<b>Heating:</b> Independent	<b>State:</b> Good
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 19	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 3
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> 8	<b>Terraces:</b> 5
<b>Mq Terraces:</b> 225	<b>Balconies Mq:</b> -	<b>Arcades:</b> 2	<b>Mq Arcades:</b> 88
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Outdoor Tables
- ✓ Pool
- ✓ Railings
- ✓ Security Door
- ✓ Tennis
- ✓ Theft Protection
- ✓ Video Intercom



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