



Code: [V002397](#)

## EXCLUSIVE VILLA WITH LAKE VIEW, POOL AND SPA IN TOSCOLANO MADERNO

Via Caronte Toscolano Maderno BS Italia

**SALE**  
**3.600.000€**

Beds 9 Bathrooms 18 Garden 9242 mq

### DESCRIPTION:

Nestled in the greenery and quiet of the lush hills of Toscolano Maderno, surrounded by typical local vegetation and with breathtaking views of Lake Garda, stands this sophisticated villa with a modern design. A piece of contemporary architecture, signed by a renowned international studio, designed to enhance the surrounding environment and to capture the beauty of the extraordinary views that Lake Garda is able to give. The villa, surrounded by about 10.000 sqm of land and accessible by a private road, is spread over two bodies of the building for a total of about 1.000 inside sqm. The main building, about 580 sqm on two floors above ground, welcomes: on the ground floor, of about 270 sqm, double living room, dining area, separate kitchen, two bathrooms and bedroom with en suite bathroom. On the second floor, of about 310 sqm, 6 bedrooms with en suite bathroom and studio. The elegant Japanese garden with pond and magnificent swimming pool connect the two buildings together. The secondary building, of about 280 square meters on one floor above ground, accommodates: fitness area with dressing room and bathroom, indoor swimming pool and two guest rooms with en suite bathroom. All these rooms directly overlook the well-kept English lawn. The basement houses a garage of about 160 square meters, three rooms for a total of additional about 150 square meters to be used according to needs and technical room. All floors of the main building are also internally connected by a convenient elevator. Property of high standing, surrounded by greenery and with unparalleled views of Lake Garda, a location among the most desirable in Italy, a short distance from historical monuments such as the Vittoriale degli Italiani, from mansions full of charm such as Villa Feltrinelli and from top-level accommodation facilities such as the Lefay Resort & SPA. The price is for the unfinished villa, thus ensuring the possibility of total customization of finishes. We remain available for more information and site visits upon request.

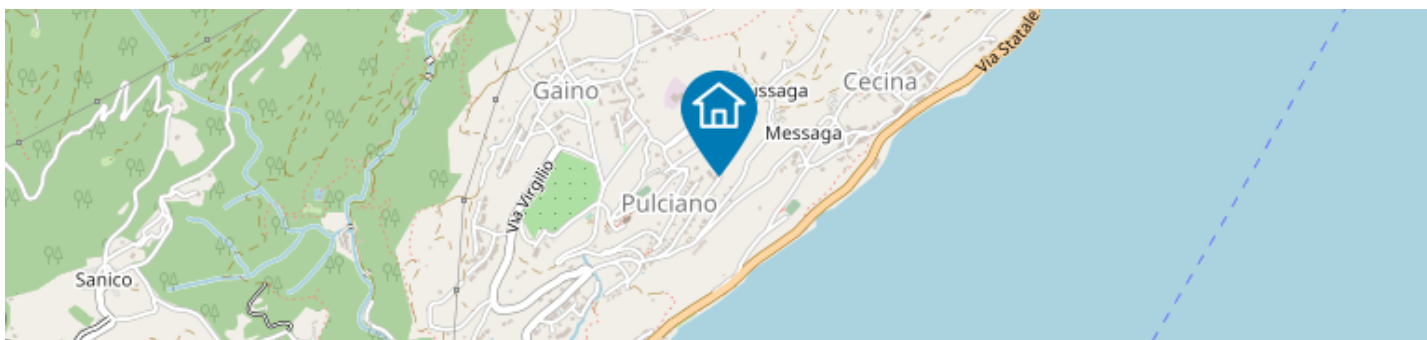
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> NC	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Rustic
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Lake 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> 156	<b>Parking Space:</b> -	<b>Terraces:</b> 4
<b>Mq Terraces:</b> 196	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<b>Kitchen:</b> -	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Data Network
- ✓ Independent Entrance



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