



Code: [V002591](#)

SINGLE VILLA SURROUNDED BY GREENERY IN SOIANO DEL LAGO

Via Enrico Fermi Soiano del Lago BS Italia

SALE
985.000€

Beds 4 Bathrooms 2 Commercial 280 mq Garden 650 mq

DESCRIPTION:

In Soiano del Lago, we offer for sale a single villa surrounded by greenery, in a beautiful location in the Valtenesi hills, just 3 km from the shores of Lake Garda. The property, well maintained and surrounded by peace and privacy, includes a private garden of approx. 900 sqm and a large wooded area of approx. 18,000 sqm, ideal for those who wish to live immersed in nature. The property is on two levels. On the ground floor there is a large living room, a dining room, an eat-in kitchen, a convenient storage room and a bathroom currently used as a laundry room. The first floor houses the sleeping area, consisting of three double bedrooms, a single bedroom, two bathrooms and a terrace of approximately 25 sqm with a pleasant view of the lake and the surrounding hills. The property is completed by a private pool and a garage on the ground floor. Thanks to the large interior spaces and the rational distribution of the rooms, the villa is perfectly suited both as a main residence and as a holiday home for large families or for those who wish to live in a private context without giving up the convenience of services. The sale price is negotiable should the potential buyer be interested in purchasing only the villa with the garden, excluding the wooded portion currently included in the property. The images in the advertisement show a design hypothesis for a complete renovation, developed in a contemporary key. This is not yet an authorised design proposal, but offers a clear view of the property's potential in terms of enhancement and style. For more information or to arrange a visit, we remain at your disposal.

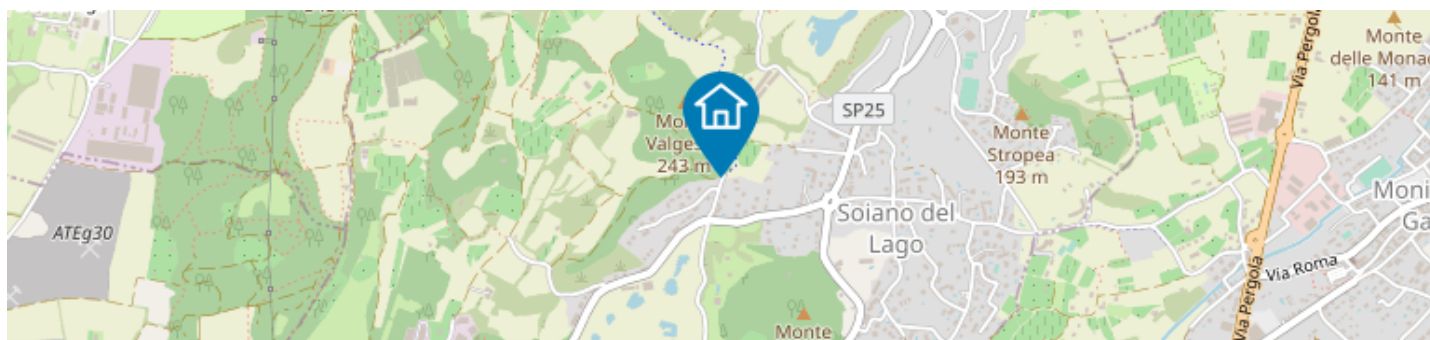
ADDITIONAL INFORMATION

Energy Rating: G	Minimum IPE: -	Heating: Independent	State: Good
Grade: Medio	Position: Hill	View: Open View	Orientation: -
Rooms / Locals: 11	Floor: -	Building Floors: 2	Internal Levels: 2
Garage: 1	Mq Garage: 17	Parking Space: -	Terraces: 1
Mq Terraces: 25	Balconies Mq: -	Arcades: 1	Mq Arcades: 20
Garden: Private	Kitchen: Eat-In Kitchen	Furniture: Furnished	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Jacuzzi
- ✓ Laundry
- ✓ Outdoor Tables
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection



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