

Code: [V002171](#)

## SINGLE VILLA WITH LAKE VIEW AND POOL IN MANERBA DEL GARDA

Via Montanina Manerba del Garda BS Italia

**SALE**  
**743.580€**

Beds 4    Bathrooms 6    Commercial 430 mq    Garden 1750 mq

### DESCRIPTION:

In Manerba del Garda, in a panoramic hillside position only 1.6 km from the lake and beaches in exclusive residential context of only villas, important property with beautiful lake view, large garden and swimming pool. The villa, built in the 1980s, is divided into two independent residential units. The main house is developed on three levels. On the ground floor we find the tavern, cellar, laundry, bathroom, technical room and double garage. On the second floor is the living room with dining room, secluded kitchen, three bedrooms, two bathrooms, a large porch overlooking the pool and two terraces. On the second floor we find the loft used as a studio. The secondary dwelling is on two levels. On the ground floor we find the living room with kitchenette, bathroom and a bedroom. On the second floor, the second bedroom and the second bathroom. This unit turns out to be ideal for use as a guest apartment or for service personnel. The property is surrounded by about 1.750 square meters of private adult garden that provides the villa with total privacy. Beautiful views of the lake from all sides of the property. Property subject to competitive auction procedure on 21/05/2025. Possible to submit bids no later than 20/05/2025 with minimum bid of Euro 743.580. We remain available for further information on request and assistance for bidding and competitive auction.

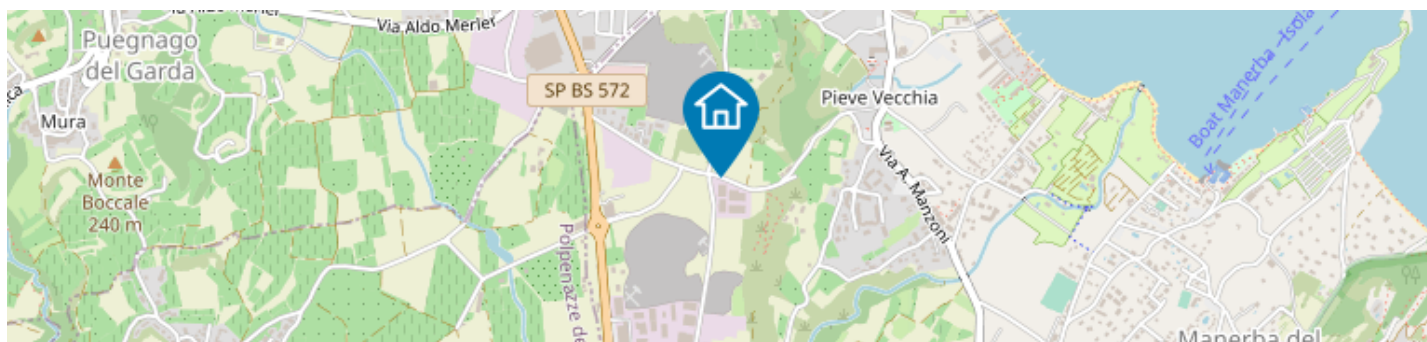
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> G	<b>Minimum IPE:</b> 325,78	<b>Heating:</b> Independent	<b>State:</b> Habitable
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 15	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 3
<b>Garage:</b> 1	<b>Mq Garage:</b> 42	<b>Parking Space:</b> -	<b>Terraces:</b> 2
<b>Mq Terraces:</b> 91	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<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
- ✓ Pool
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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