



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Moniga del Garda (BS) Via della Valle 4

### Lakefront villa with pool and dock

Directly on the lake, an important single villa on a 6000 sqm lot with swimming pool, tennis court and private dock.

The villa is located in a quiet and private area, surrounded by greenery and directly on the lake.

The property is spread over a lotus of about 6000 square meters, where inside we find, the villa, the private swimming pool, a tennis court and an additional housing unit for the caretaker.

The villa is perched on the coast, from every position you can enjoy a lake view, starting from the terrace of over 100 square meters which is currently divided on two levels, one dedicated to the living area and one dedicated to the sleeping area. The staircase leads directly to the lake where we find the walkside that runs along the lake from Padenghe to Desenzano del Garda.

The caretaker's house is a three-room apartment totally independent and secluded from the main villa.

The solution is also ideal as an investment given the unique location the size of the spaces it is possible to obtain excellent returns.

#### The territory:

Moniga del Garda is an Italian town of 2,554 inhabitants in the province of Brescia, in Lombardy, from the moraine hill it gently descends towards Lake Garda on which it has built its small port, equipped with modern equipment for hauling boats, for the their maintenance and refueling.

The town is nicknamed "Città del Chiaretto" from the name of the typical rosé wine, characteristic of Valtenesi, obtained from the grapes of the Gropello vine through a particular fermentation in rosé.

### INFORMATION

Ref.	Lago di Garda
Type	Sale
Category	Villa
Price	8,000,000.00
Annual Expense	
Year	1980
Energetic Class	G 196.78

### NUMBER

Rooms	6
Bedrooms	5
Bathrooms	3
Balconies + Terraces	3
Floor	Ground floor
Car Space	5
Box	

### SQUARE METERS

Commercial	400
Garden	6000
Cellar	
Balconies + Terraces	150
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Lake
View	Lake View	Orientation	North West South East	Free Sides	4



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

Garden	Private	Furniture	Not Furnished	Type living	Double
Kitchen	Eat-In Kitchen	Heating	Independent	Type of heating system	Radiator heating
Hot Water	Independent	Fixtures	Wooden double glazed	Doors	Excellent
Blind	Oscurante Legno	Floors Living Room	Porcelain	Floors Bedrooms	Porcelain
Floors Kitchen	Porcelain	Floors Bathroom	Porcelain	Access for disabled	No barrier

## ACCESSORIES

Electric gate	Boathouse / Berth	Double glazing	Separate entrance	Car passage
Footpath	Swimming pool			

## IMAGES





Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

