



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 Manerba del Garda (BS) via della molaria 1

### Villa with pool and lake view, Lake Garda

On Lake Garda in Manerba del Garda, we present a prestigious residence overlooking the Lake in the picturesque Romantic Gulf. This property enjoys a high degree of privacy, ideal for meeting various needs. Perfect both as a main residence and as a vacation home during the summer season.

The property welcomes with a large garden enriched by the presence of olive trees, a spacious in-ground pool and a porch usable at any time of the year, all enhanced by a priceless panoramic view of the lake.

On the ground floor, we find two three-room apartments, each with its own separate entrance. Climbing the stairs to the second floor, we enter the living room of the main apartment, which boasts an open kitchen, a large terrace with a breathtaking view of the lake, three bedrooms and two bathrooms, all finished with high-quality materials.

Rounding out the property is a generous yet-to-be-finished space in the basement, which can be converted into a tavern with laundry, or a spa/relaxation area, as well as two convenient parking spaces. Importantly, the view of the lake from the terrace is simply stunning, adding a touch of magic to this charming abode.

#### INFORMATION

Ref.	Lago di Garda
Type	Sale
Category	Villa
Price	3,990,000.00
Annual Expense	
Year	1980
Energetic Class	D 11.21

#### NUMBER

Rooms	19
Bedrooms	7
Bathrooms	4
Balconies + Terraces	1
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	630
Garden	1000
Cellar	
Balconies + Terraces	20
Attic	
Tavern	
Box	40

### FEATURES

Property Conditions	Good	Rank	Elegant	Position	Lake
View	Lake View	Free Sides	4	Garden	Private
Furniture	Half Furnished	Type living	Salon	Kitchen	View Kitchen
Heating	Independent	Heating Type	Boiler	Type of heating system	Floor heating

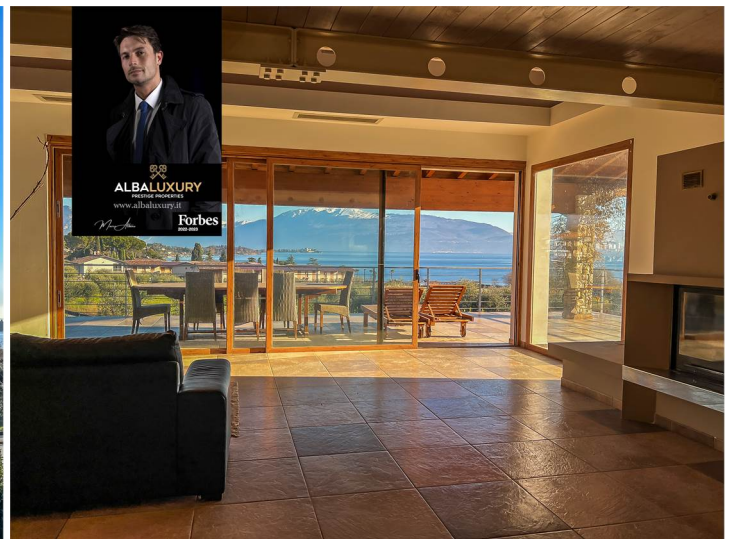
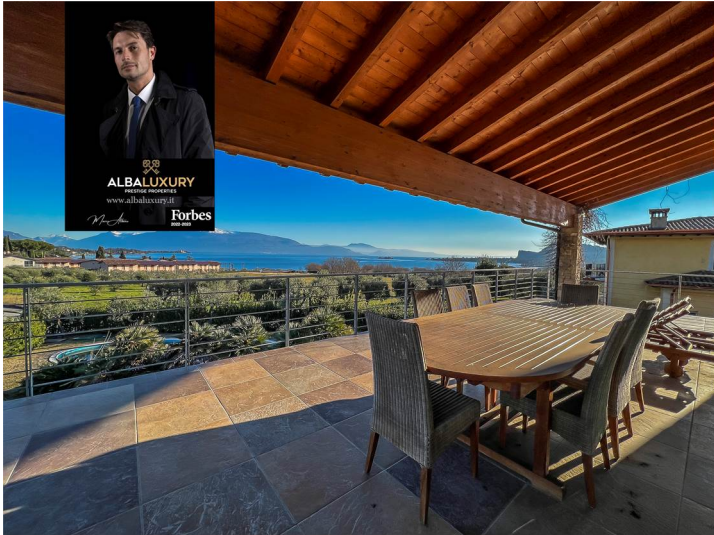


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## ACCESSORIES

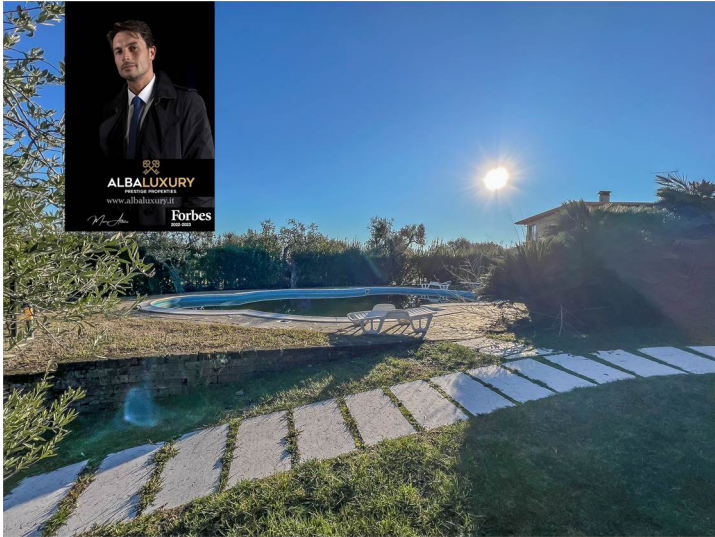
Air conditioning	Fireplace	Chimney flue	Electric gate	Double glazing
Window bars	Separate entrance	Laundry room	Car passage	Footpath
Swimming pool	Armoured door	Storage room		

## IMAGES



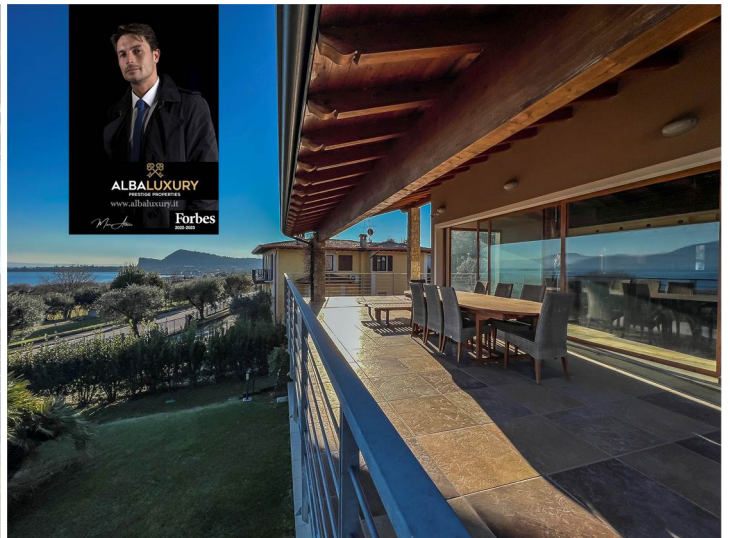
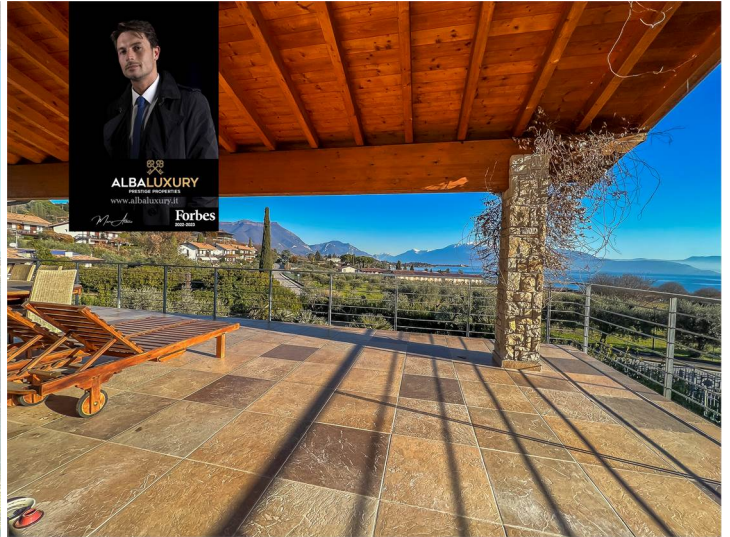


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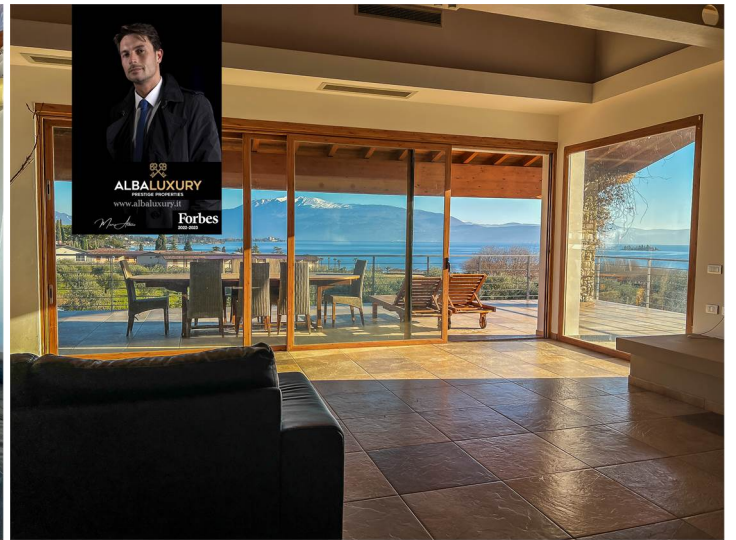
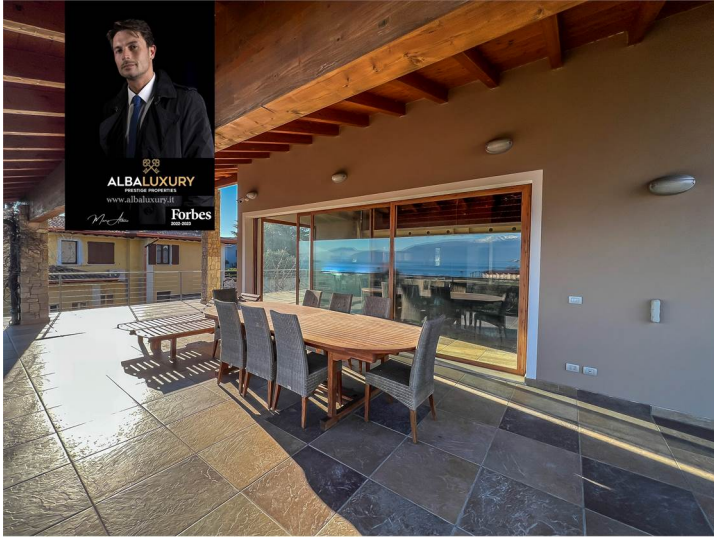


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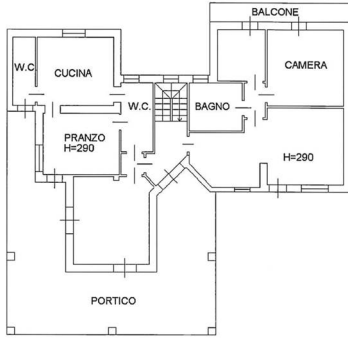
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PIANO TERRA



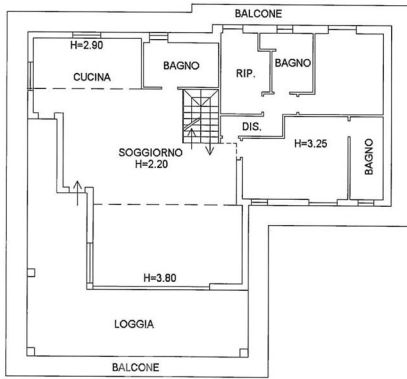
PIANO SEMINTERRATO



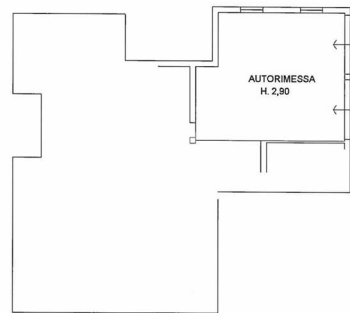
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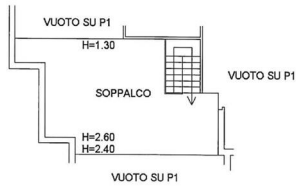
PIANO PRIMO



PIANO PRIMO SOTTOSTRADA



PIANO SECONDO



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