



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



## Villa Sale in Tignale (BS) Via Riel 1

### Exclusive Villa with a view of Lake Garda

#### Exclusive Villa with Panoramic View of Lake Garda

A luxury villa nestled in a hilly estate, located almost 400 metres above Lake Garda. This property offers breathtaking views of the lake and an environment of unparalleled tranquillity and natural beauty.

#### Key Features:

**Enchanting Panoramic View:** The villa is uniquely positioned, with a steep slope just a few metres from the property giving extraordinary panoramic views of Lake Garda.

**Private Olive Grove:** The 4000 sqm olive grove surrounding the villa adds a touch of rustic elegance to the property, while offering spectacular views of the lake.

**Contemporary Architecture:** The villa is a wonderful fusion of contemporary design and natural environment, resulting in an architecturally extraordinary residence.

**Independent Units:** With a living area of 350 sqm, the villa consists of a spacious two-storey flat and two independent flats with separate access. In total, the villa can comfortably accommodate eight people. **Common Spaces and Privacy:** All three units are also accessible from the outside, providing privacy for individual guests. However, the communal spaces, including a shared kitchen, dining area, living room and wellness area, offer the opportunity to share special moments.

**Design Details:** The villa has been designed with meticulous attention to detail. The furnishings on the ground floor, including a unique kitchen island and seating area, were created by the owner in collaboration with experienced manufacturers. Sliding glass doors open to a terrace overlooking the lake, creating a unique atmosphere.

**Wellness area:** The villa's wellness area is equipped with a sauna, massage bed and relaxation area, offering an unparalleled relaxation experience.

**Modern Technology:** The villa is equipped with a domotic system that allows the heating, air conditioning and blinds to be adjusted remotely, offering maximum comfort.

**Stunning Location:** Situated above Tignale, with the picturesque Sanctuary of Montecastello 700 metres above the lake, this villa is an oasis of peace and beauty. For those wishing to enjoy the lake, the beaches of Porto Tignale and Gargnano are only a 10-15 minute drive away. In summer, a convenient shuttle bus connects Porto Tignale, with a stop just a few steps away from the villa.

#### INFORMATION

Ref.	Lago di Garda
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	VA

#### NUMBER

Rooms	6
Bedrooms	4
Bathrooms	4
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	350
Garden	4000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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## FEATURES

Property Conditions	New	Rank	Elegant	Position	Lake
View	Lake View	Orientation	North West South East	Free Sides	4
Garden	Private	Heating	Independent		

## ACCESSORIES

Air conditioning

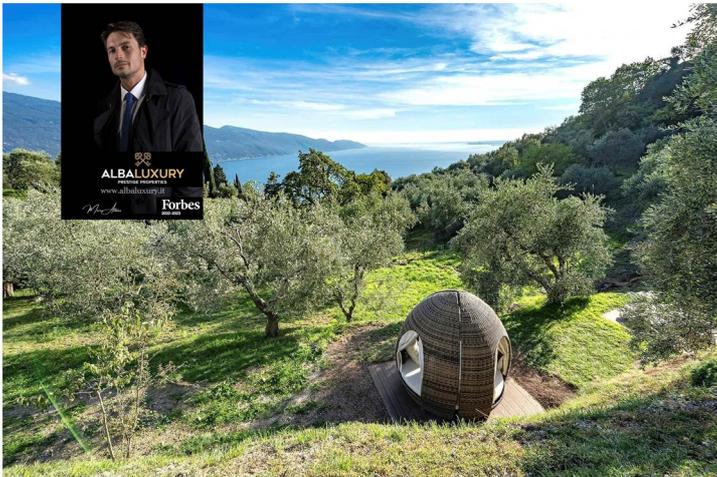
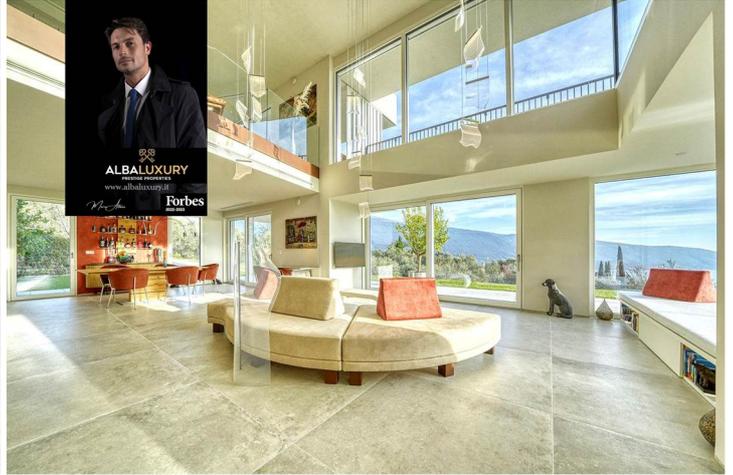
Home automation system

## IMAGES



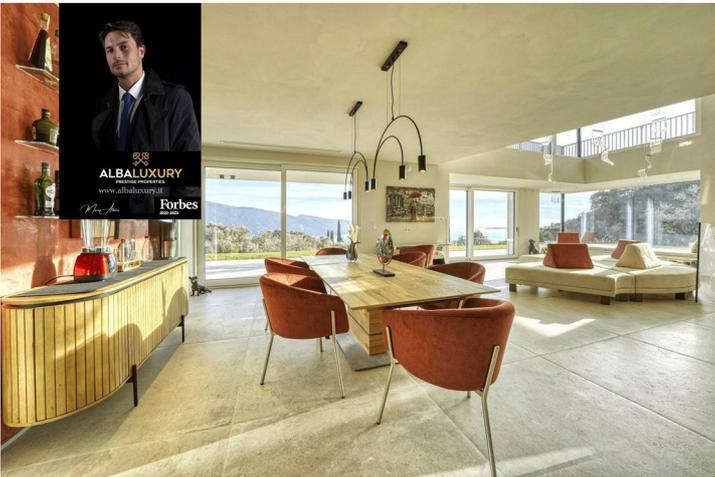


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