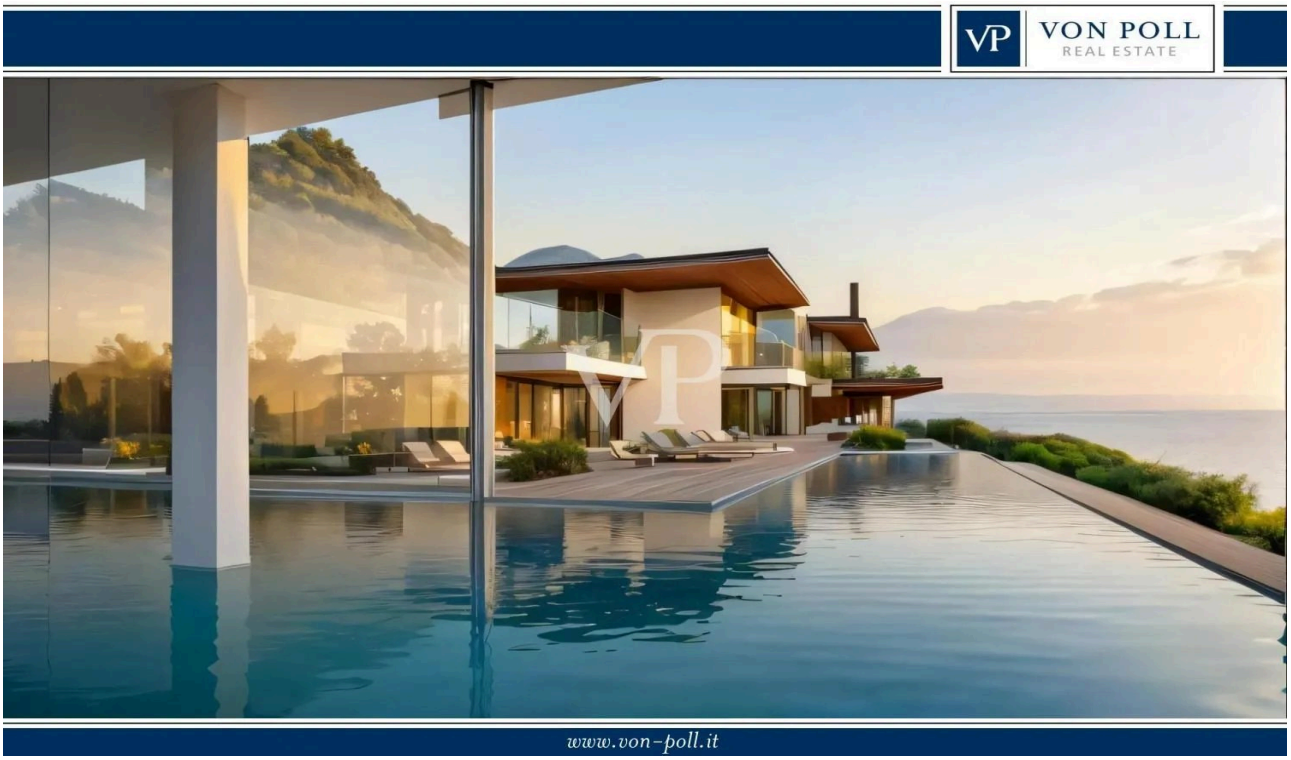
Toscolano Maderno – Gardasee

Impressive villa with exclusive park overlooking the lake

Property ID: IT244921449



PURCHASE PRICE: 3.600.000 EUR • LIVING SPACE: ca. 1000 m^2 • ROOMS: 20 • LAND AREA: 10300 m^2

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At a glance

Property ID	IT244921449
Living Space	ca. 1000 m²
Rooms	20
Bedrooms	8
Bathrooms	10
Year of construction	2019
Type of parking	10 x Other

Purchase Price	3.600.000 EUR
House	Single-family house / Detached house
Total Space	ca. 1468 m²
Condition of property	Needs renovation
Usable Space	ca. 1071 m²

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The property





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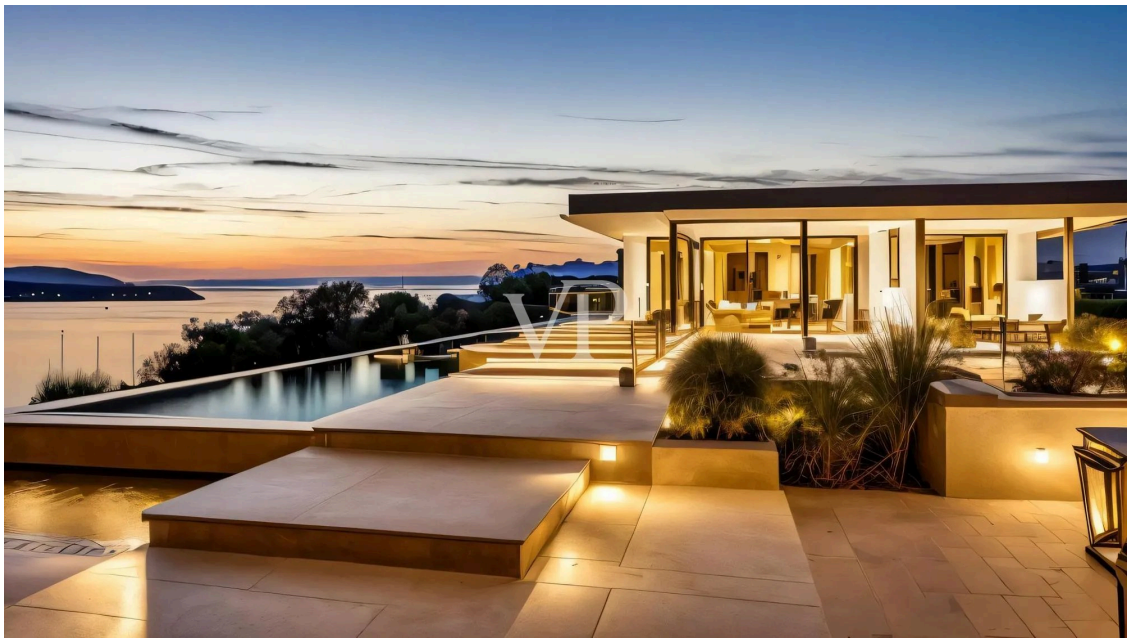
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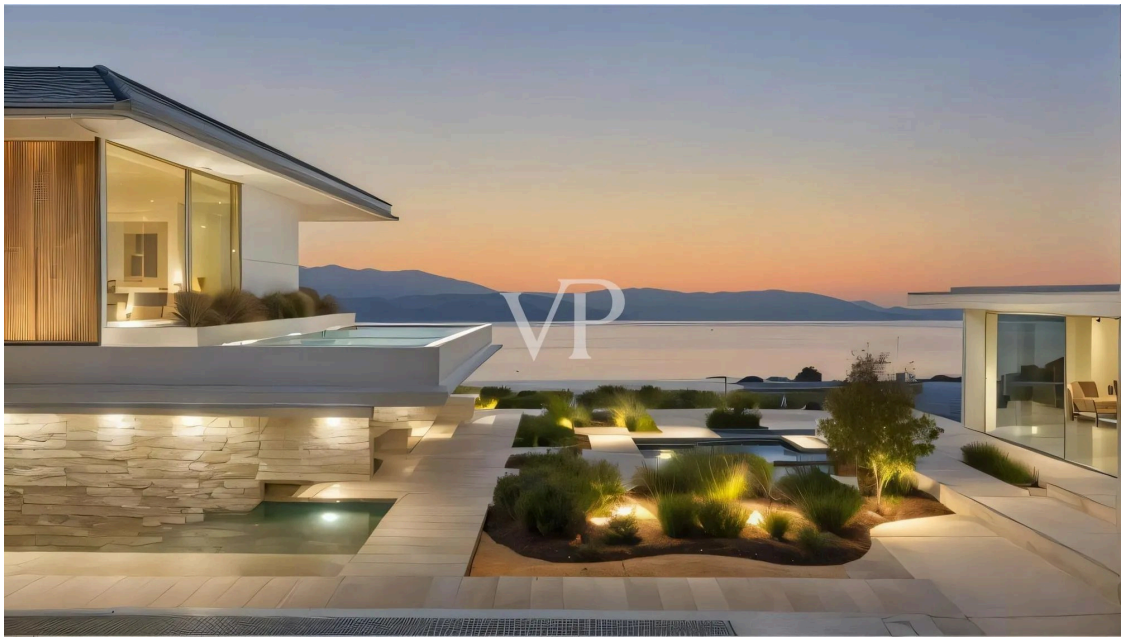
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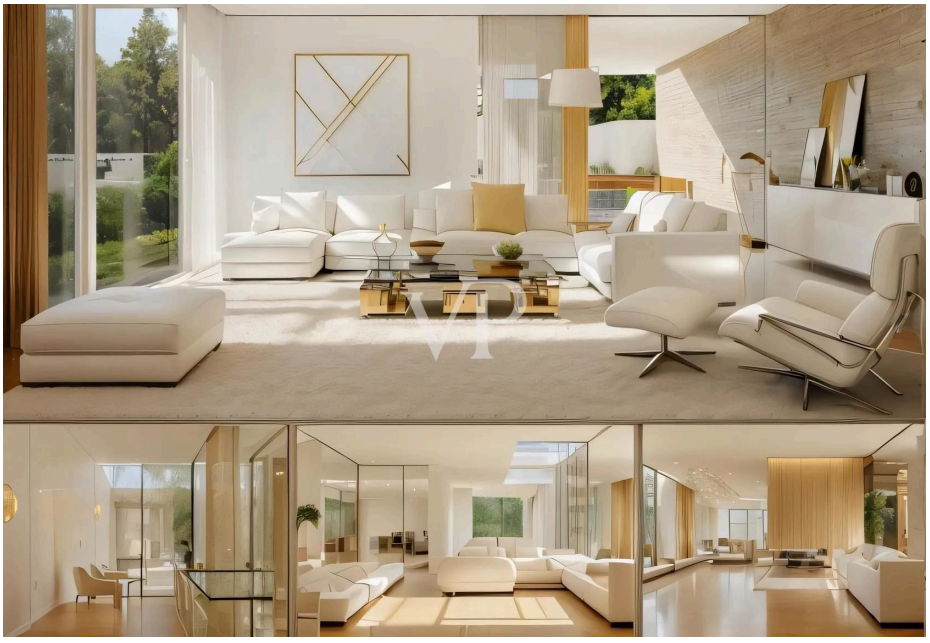




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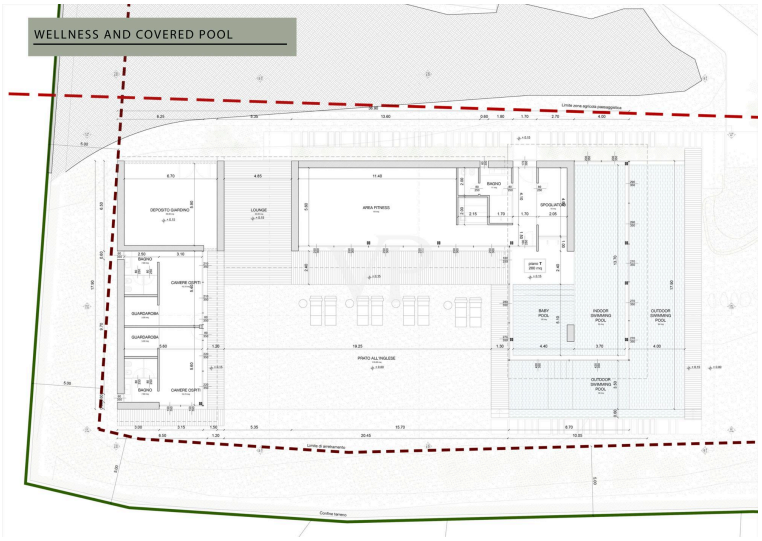
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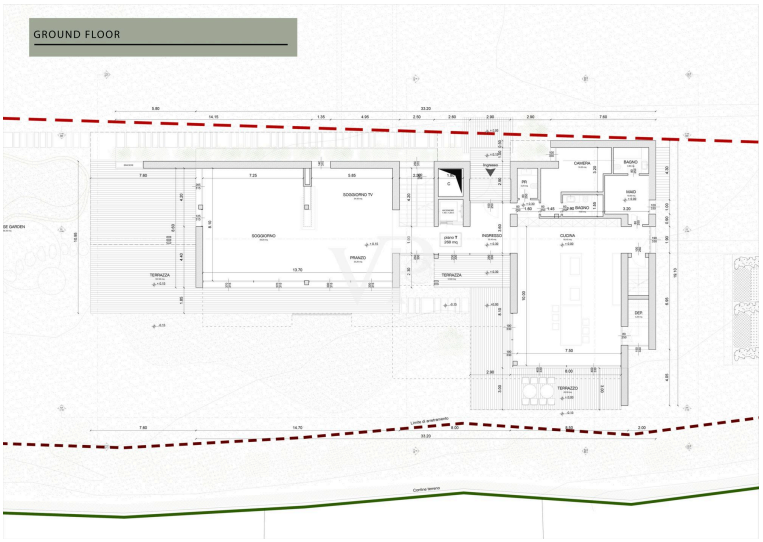


Property ID: IT244921449 - 25088 Toscolano Maderno – Gardasee

Floor plans







This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Important villa under construction.
On the hills of Toscolano Maderno in an estate park of more than 10,000 sqm, the imposing villa currently at the rustic stage has one of the most striking views of the lake.
Thanks to the huge spaces it can be finished according to the buyer's needs: single house, luxurious apartments or very exclusive extra-luxury hotel with private heliport.

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All about the location

History notes
A center of Etruscan origin, according to tradition, in Roman times it was called BENACUM and rose to become the capital of the Brescian Riviera of Lake Garda. It experienced a period of splendor between the 10th and 13th centuries, thanks to a series of privileges granted first by Otto I, then by Frederick Barbarossa and Robert of Anjou, king of Sicily. Especially thanks to Barbarossa it obtained partial autonomy, while in 1377 it lost its role as capital of the Riviera, according to the will of Beatrice della Scala, who moved the capital of the "Magnifica Patria" to Salò. Under Venetian rule it fell under the territorial ambit of the Quadra di Maderno. Its artistic heritage is particularly rich: in addition to the remains of splendid floors belonging to a villa built in the Etruscan period and the monument to the Brescian statesman Giuseppe Zanardelli, one can admire the 17th-century Palazzo Mafizzoli, the sumptuous "Serraglio" palace, and several buildings of sacred architecture. These include the sanctuary of the Madonna del Benaco, which existed as early as the 5th century, the church of Ss. Peter and Paul, built at the end of the 16th century and commissioned by S. Carlo Borromeo, the parish church of Sant'Ercolano, and the church of S. Bartolomeo.
Location and climate
Toscolano Maderno lies on a wide promontory enclosed between the romantic port of Toscolano and the picturesque Gulf of Maderno.
The municipality of Toscolano-Maderno is located on the Brescian shore of Lake Garda, which is 40 km from the provincial capital Brescia.
The climate is mild all year round and very comfortable. On wonderful spring days one can witness the triumph of nature in bloom, in summer the light breeze mitigates the high temperatures, autumn offers enchanting sunny days, and even in winter the temperatures remain pleasant.
Natural beauties in the surroundings
Garda Island, the largest island on the entire Lake Garda, belongs to the municipality of San Felice del Benaco. On the island is the luxurious palace of the Cavazza family, surrounded by beautiful Italian gardens and a rich forest composed of cypresses, acacias, and pines. Guided tours of this breathtaking island are organized with the Cavazza family between April and October. Feel the heavenly atmosphere of this small island on your skin.
The Heller Botanical Garden and the Vittoriale degli Italiani are popular destinations for visitors from all over the world.The mountains above, by the way easily accessible on foot, offer breathtaking scenery.
Garda's culinary arts
Varied are the excellent restaurants in the area but the most renowned are :Lido 84 (starred restaurant), Gatto d'oro, la tana, il Cortiletto and excellent pizzerias.
Lake Garda sports.
Lake Garda is known for water sports, first and foremost sailing with the important

regattas held every year in the Benaco waters, but also wakeboarding (water skiing), kitesurfing, windsurfing, canoeing, snorkeling, not forgetting the hottest water sport of the moment: stand up paddling (SUP).
Thrill-seekers can experience the thrill of hang gliding and paragliding from the top of Mount Spino and Mount Baldo.
A variety of golf courses can be reached within 15 km , Arzaga, Garda, and Colombaro.
Walks on foot, bicycle or horseback will make your experiences magical , there are more than 100 km of bicycle paths going from the lakeside to hillside trails.
For snow lovers, the prestigious resort of Madonna di Campiglio can be reached in just under two hours by car.
Public and private ports
- Port of Salò (public and private)
- Port of Maderno (public)
- Port of Torchio - Manerba del Garda (private)
- Port of Gardone Riviera (public and private)
Beaches Salò and surroundings
It boasts some beautiful beaches: the Degli Ulivi beach, Lido Azzurro and Riva Granda.
If you have a four-legged friend, Riva Grande beach is just the thing for you: very generously sized, it has a rescue service, kiosk, watering holes and play area for dogs and children.
Rive Grandi beach in Barbarano.
Rimbalzello Beach.
For the little ones and beyond.
10 amusement parks not to be missed on Lake Garda ; smiles , fun, carefree family vacation....Gardaland Park, Gardaland Sea Life Aquarium, Caneva Aquapark, Movieland: The Hollywood Park, Medieval Times, the Knights Rodeo, Busatte Adventure, Parco Natura Viva, Parco Giardino Sigurtà, Elias Adventure Park,Jungle Adventure Park in addition to public and private parks where you can admire all types of native flowers.

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Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Largo Dante Alighieri, n.3, 25087 Salò
Tel.: +39 0365 690596
E-Mail: salo@von-poll.com

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