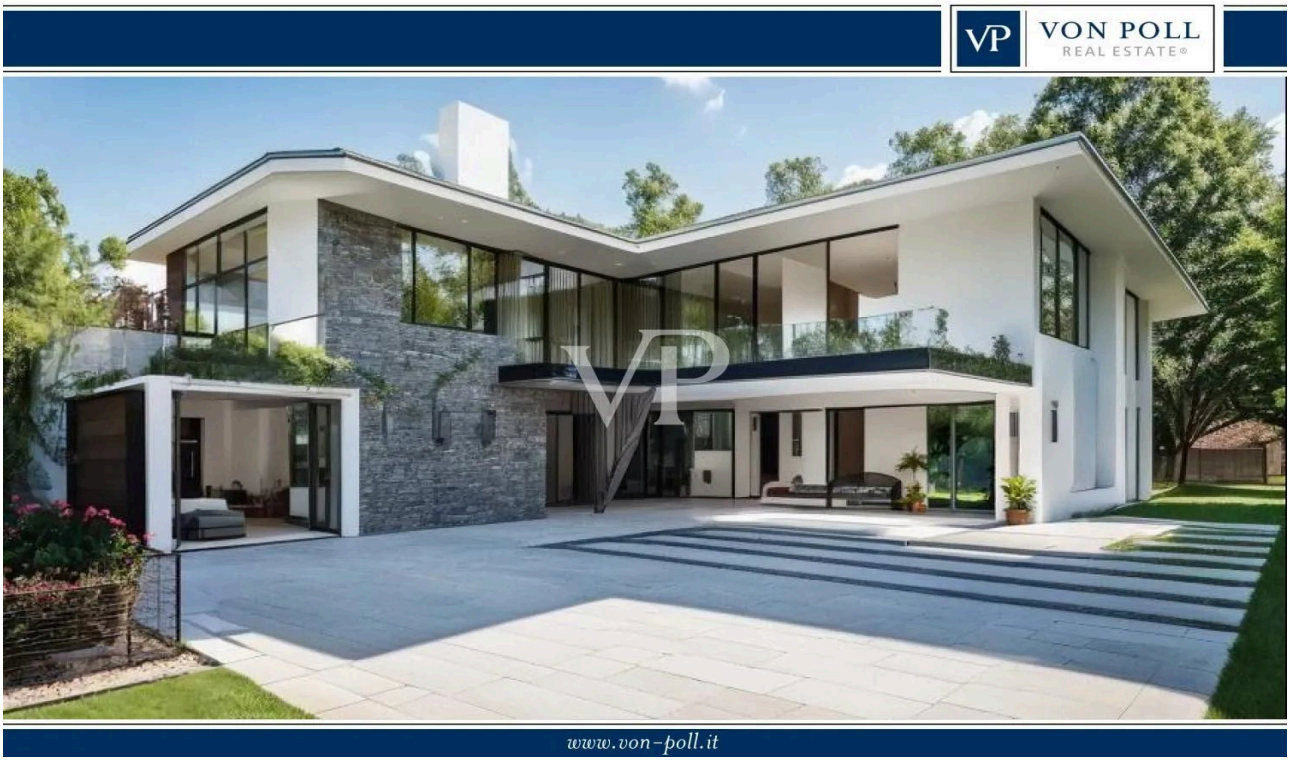
Gavardo – Gavardo-Sopraponte

Majestic villa with pool set in its own parkland

Property ID: IT244921470



PURCHASE PRICE: 690.000 EUR • LIVING SPACE: ca. 440 m^2 • ROOMS: 9 • LAND AREA: 2700 m^2

Property ID: IT244921470 - 25085 Gavardo – Gavardo-Sopraponte

- At a glance
- The property
- Energy Data
- A first impression
- All about the location
- Contact partner

Property ID: IT244921470 - 25085 Gavardo – Gavardo-Sopraponte

At a glance

Property ID	IT244921470
Living Space	ca. 440 m²
Rooms	9
Bedrooms	3
Bathrooms	3
Year of construction	1985
Type of parking	6 x Other

Purchase Price	690.000 EUR
House	Single-family house / Detached house
Total Space	ca. 550 m²
Usable Space	ca. 447 m²
Equipment	Terrace, Swimming pool, Fireplace

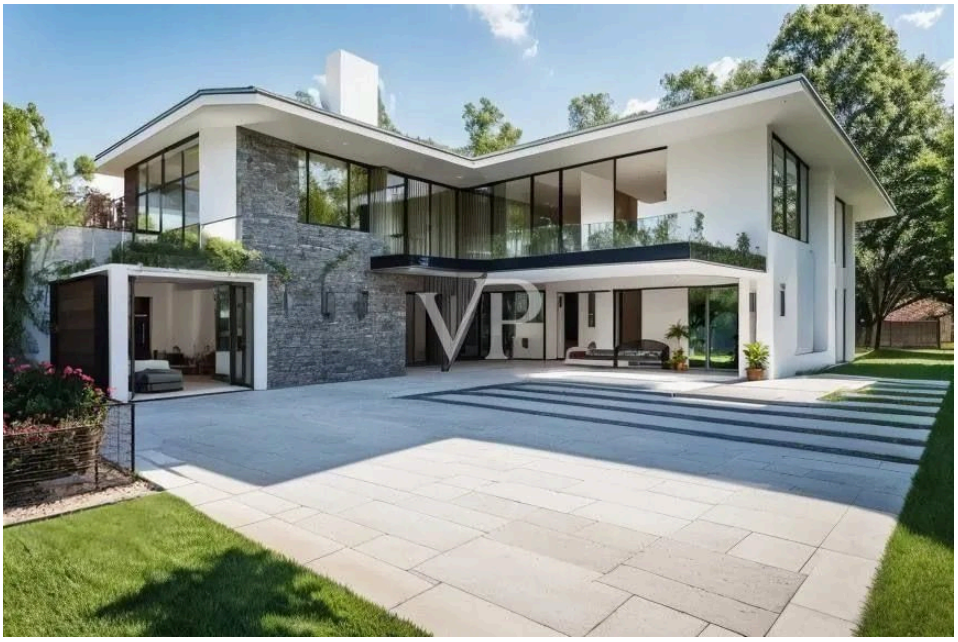
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Energy Data

Type of heating	Single-storey heating system
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

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The property





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The property





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A first impression

Majestic villa with mosaic pool and century-old park in a quiet area but close to the center and services.
The property is on two levels, on the semi-basement floor we find the tavern, accessory kitchen, a bathroom, laundry, garage, cellar and technical rooms.
On the ground floor there are 3 bedrooms, two bathrooms, kitchen, dining room, living room with fireplace, pantry and two porches equipped with barbecue.
The park of 2000 square meters is excellently planted with mature trees.
Adjacent to the property there is a 700 sqm building lot included in the sale price.

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All about the location

Gavardo is located at the mouth of the Valle Sabbia at an average altitude of 199 m above sea level. The town is predominantly hilly, with the presence of several mountains enclosing the town to the north and east.
The municipality is crossed by the Chiese River, the Naviglio Grande Bresciano-which originates north of the town and has an ancient origin, in fact it was exploited by the Benedictine monks to feed the mills-and the Vrenda stream, which descends from Vallio Terme and flows into the Chiese at the hamlet of Sopraponte. Gavardo lies between a number of mountains such as Mount Budellone and the Colle di san Martino to the southwest, the Tre Cornelli to the west, Mount Magno to the north, and the hills of morainic origin that extend eastward toward Muscoline and the Benaco.The etymology of the name Gavardo is uncertain and seems to derive from a Celtic root meaning river, a locality placed on a waterway.
In ancient times it was a station on the road from Brescia to Valsabbia, in the Middle Ages it was an episcopal fiefdom, and in 1440 it became a territory of the Serenissima until 1797 when Venice was ceded to Austria.
In 1526 the town suffered the passage of Georg von Frundsberg's lansquenets and two years later by the Germans, in addition the villagers were infected by the plague in 1576, which nevertheless spared neighboring towns such as Vallio, which had no relevant plague victims perhaps because of its more ventilated location, and thus with always clean and renewed air.
In 1689 a flood of the Chiese occurred that brought flooding throughout the valley.
In 1928 the municipality of Gavardo was aggregated with the suppressed municipalities of Sopraponte and Soprazocco, which became hamlets. New works such as sewers and road paving were created during the fascist period.
Strategic and convenient location for those who work not and at the same time want to enjoy the proximity to Garda.

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Contact partner

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