San Felice Del Benaco – Gardasee

Gorgeous lake view penthouse

Property ID: IT244921717



PURCHASE PRICE: 695.000 EUR • LIVING SPACE: ca. 165 m^2 • ROOMS: 4 • LAND AREA: 800 m^2

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At a glance

Property ID	IT244921717
Living Space	ca. 165 m²
Floor	3
Rooms	4
Bedrooms	2
Bathrooms	3
Year of construction	1995
Type of parking	2 x Other

Purchase Price	695.000 EUR
Type	Penthouse
Total Space	ca. 227 m²
Condition of property	Modernised
Usable Space	ca. 197 m²
Equipment	Swimming pool, Fireplace

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Energy Data

Type of heating	Single-storey heating system
Energy Source	Gas
Energy certificate valid until	20.03.2025
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	192.53 kWh/m²a
Energy efficiency class	G
Year of construction according to energy certificate	1995

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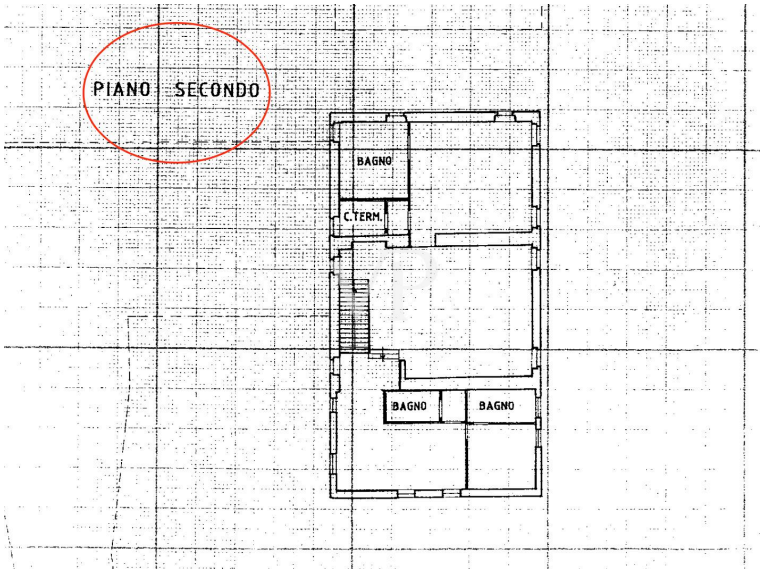
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The property



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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

Nestled in the heart of the charming village of Cisano di San Felice del Benaco, this penthouse offers an unparalleled living experience within a historic building. Its privileged location, just steps from the tranquil shores of the lake, ensures an atmosphere of privacy and serenity, perfect for those seeking an exclusive retreat.
At the entrance, a beautiful staircase leads to the spacious living room, featuring elegant exposed beams and a period fireplace, which overlooks two panoramic windows. Here, the lake and Mount Baldo frame moments of relaxation, making each stay an unforgettable experience. The spacious and refined master room has a walk-in closet and a private mosaic bathroom, a corner of luxury and comfort.
The living room also opens to a well-equipped eat-in kitchen, along with an en suite bedroom and an additional guest bathroom, ensuring maximum functionality and practicality. Each room is designed to offer breathtaking views of the lake, creating a perfect blend of elegance and natural beauty.
Completing this exclusive property is a generously sized condominium swimming pool, surrounded by a lush lawn, ideal for leisure moments in the sun. In addition, two garages and a spacious basement offer practical solutions for everyday needs.
This is a unique opportunity to live in a refined setting, where every detail is designed to ensure maximum well-being.
Don't miss the chance to make this penthouse your new home. Call us to get all the information.

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All about the location

Cisano is a hamlet of the Brescia municipality of San Felice del Benaco on Lake Garda. It first became a hamlet of San Felice by order of Napoleon, but the Austrians reversed the decision upon their arrival in 1815 with the Lombardy-Venetia Kingdom.
After the Unification of Italy, the town grew from less than six hundred to more than seven hundred inhabitants. It was Fascism that decided to suppress the municipality, reuniting it permanently with San Felice.
San Felice del Benaco is located on the west shore of Lake Garda, about 35 km from Brescia. The municipality, which includes San Felice, Portese (which is about 1 km from the center of San Felice) and Cisano, is situated in the moraine hills in the middle of the Gulf of Salò and that of Manerba. The three villages have made up a single municipality since 1927. Near the village are three important mountains, Monte della Croce, Monte Campagnolo, and Monte Santa Maria. The climate is mild throughout the year 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.
During the summer months of July and August, the surroundings of San Felice del Benaco can be discovered by a tourist train. For cycling enthusiasts, an 18-km-long bike path stretches along the villages of San Felice del Benaco, Portese, and Cisano.
The weekly market is held in San Felice on Wednesdays. Various events are organized throughout the year, such as movie nights, concerts, theater pieces, exhibitions, festivals, sporting events, and a rich program for children's entertainment.
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 consisting of cypresses, acacias, and pines. Guided tours of this breathtaking island are organized with the Cavazza family between April and October. Places of interest in San Felice are not few: the Baroque parish church of San Felice with its 18th-century frescoes, the ruins of the castle of San Felice with the old cemetery and tower, the Sanctuary of the Madonna del Carmine, the 16th-century Monte di Pietà building, the ruins of the medieval castle in Portese with the municipal library, Palazzo Cominelli in Cisano, and many other cultural assets.
Various are the excellent restaurants in the area but the most renowned are :la Mirleta, La Dispensa, Da Osvaldo, Il Bella, Il Sogno and excellent pizzerias.
Lake Garda is known for water sports, first and foremost sailing with the important regattas held here every year, but also wakeboard (water skiing), kitesurfing, windsurfing, canoeing, not forgetting the hottest water sport of the moment: SUP.
Thrill-seekers can experience the thrill of hang gliding and paragliding from the top of Mount Spino and Mount Baldo.
Golf courses reachable within 10 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 Portese (public and private)
- Port of San Felice (public)
- Porto Torchio - Manerba del Garda (private)
- Port of Dusano (private)
- Port of Salò (public and private)

San Felice del Benaco on the Brescian shore of Lake Garda has several beaches all of which are mainly gravel and have free admission.
The beaches all offer splendid views of the lake and some have services and facilities.
Therefore, not to be missed in San Felice del Benaco are the 4 most beautiful beaches:
- Baia del Vento Ideal for winsurfers
- Porto San Felice beach free beach
- Guardiola beach free pebble beach
- Porto Portese beach ideal for those who love every comfort

Many must-see amusement parks on Lake Garda.
Gardaland Park, Gardaland Sea Life Aquarium, Caneva Aquapark, Movieland, Busatte Adventure, Parco Natura Viva, Parco Giardino Sigurtà Park, 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:

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