Malcesine – Gardasee

Detached villa with beautiful garden and lake view from the roof terrace

Property ID: IT254922167



PURCHASE PRICE: 1.225.000 EUR • LIVING SPACE: ca. 375 m^2 • ROOMS: 7 • LAND AREA: 1000 m^2

Property ID: IT254922167 - 37018 Malcesine – Gardasee

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

Property ID: IT254922167 - 37018 Malcesine – Gardasee

At a glance

Property ID	IT254922167
Living Space	ca. 375 m²
Rooms	7
Bedrooms	2
Bathrooms	2

Purchase Price	1.225.000 EUR
House	Single-family house / Detached house
Total Space	ca. 375 m²
Usable Space	ca. 375 m²
Equipment	Terrace, Fireplace

Property ID: IT254922167 - 37018 Malcesine – Gardasee

Energy Data

Type of heating	Underfloor heating
Energy Source	Gas
Energy certificate valid until	01.07.2034
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	90 kWh/m²a
Energy efficiency class	D

Property ID: IT254922167 - 37018 Malcesine – Gardasee

The property





Property ID: IT254922167 - 37018 Malcesine – Gardasee

The property





Property ID: IT254922167 - 37018 Malcesine – Gardasee

The property





Property ID: IT254922167 - 37018 Malcesine – Gardasee

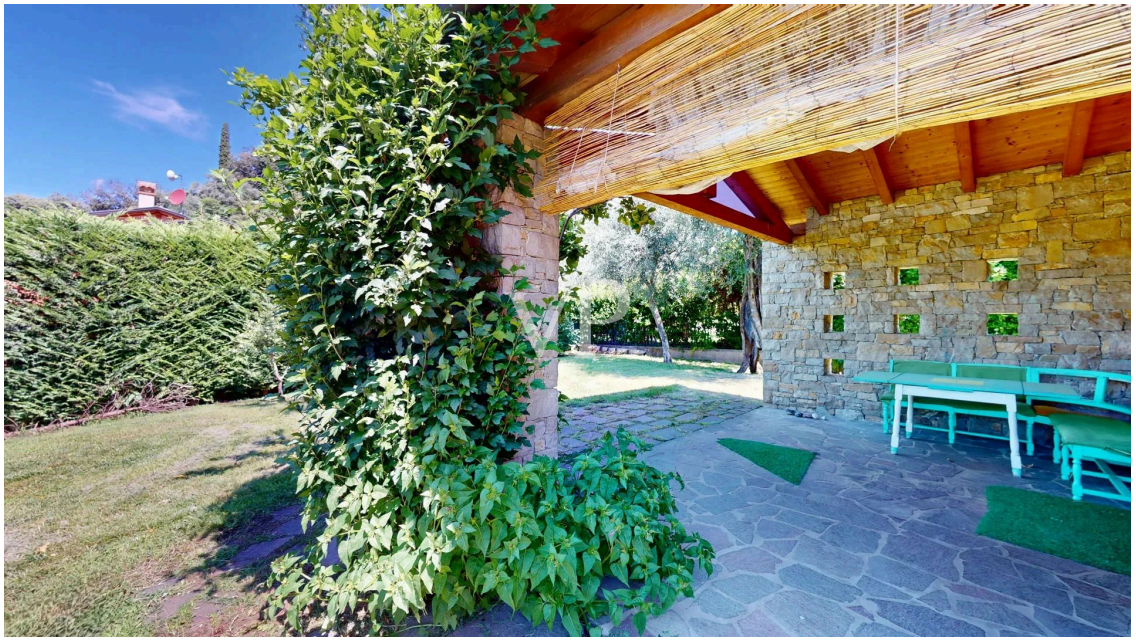
The property





Property ID: IT254922167 - 37018 Malcesine – Gardasee

The property





Property ID: IT254922167 - 37018 Malcesine – Gardasee

The property





Property ID: IT254922167 - 37018 Malcesine – Gardasee

The property





Property ID: IT254922167 - 37018 Malcesine – Gardasee

The property





Property ID: IT254922167 - 37018 Malcesine – Gardasee

The property





Property ID: IT254922167 - 37018 Malcesine – Gardasee

The property





Property ID: IT254922167 - 37018 Malcesine – Gardasee

The property





Property ID: IT254922167 - 37018 Malcesine – Gardasee

The property





Property ID: IT254922167 - 37018 Malcesine – Gardasee

The property





Property ID: IT254922167 - 37018 Malcesine – Gardasee

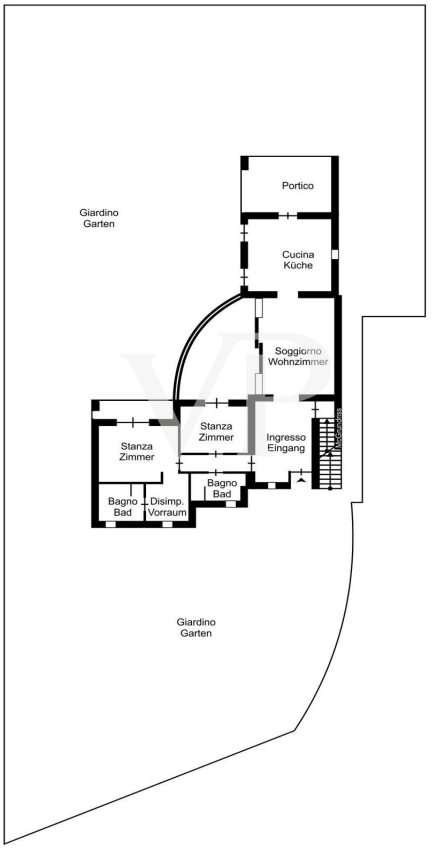
The property

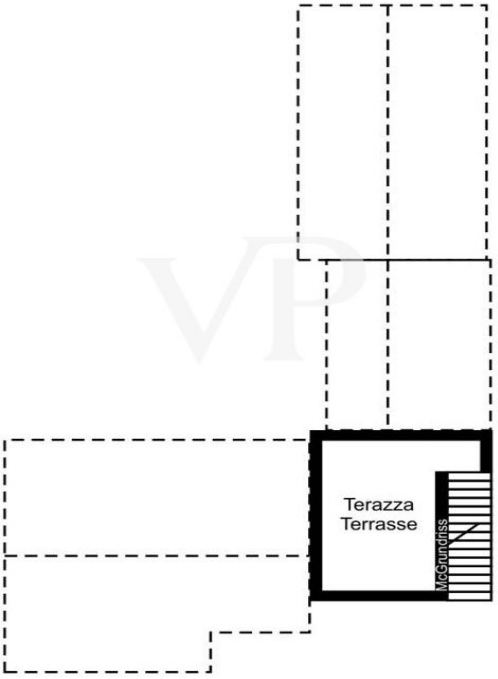


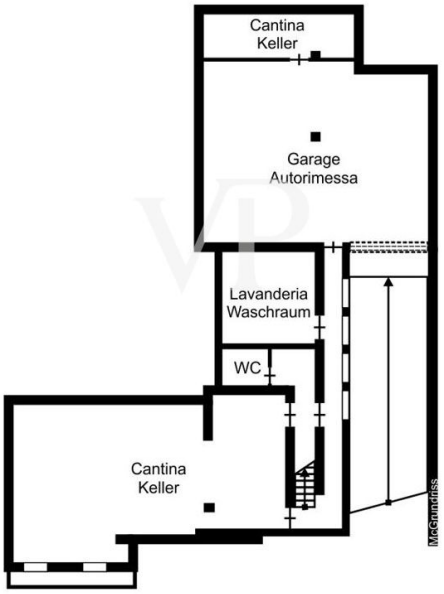


Property ID: IT254922167 - 37018 Malcesine – Gardasee

Floor plans




Terazza
Terrasse
McGrundriss



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.

Property ID: IT254922167 - 37018 Malcesine – Gardasee

A first impression

Discover this detached Villa in one of the most prestigious locations in Malcesine. Just a few steps from the charming historic center, this property offers both tranquility and convenient access to all amenities.

The Villa offers a high level of privacy. The house is surrounded by a flat plot of land of approx. 1,000 square meters, ideal for relaxing and enjoying nature and has a large garage with ample sheltered parking; divided as follows: First floor (approx. 145sqm gross area): Large entrance hall, living room, eat-in kitchen with access to the veranda, double bedroom with en-suite bathroom, further bedroom and the bathroom. From the first floor you reach the basement (approx. 230 m² gross area), which is divided as follows: large hobby room/tavern, laundry/technical room, garage with space for several vehicles and on the second floor there is the fantastic terrace/solarium with a view of the Scaliger Castle and Lake Garda.

The walking distance to the center as well as the immediate accessibility of all services and the beautiful surrounding garden including the spacious garage make this property particularly attractive.

We are looking forward to receive your inquiry.

Property ID: IT254922167 - 37018 Malcesine – Gardasee

All about the location

Malcesine is located on the eastern shore of Lake Garda, directly at the foot of Monte Baldo. About 4,000 people live in the municipality, whose silhouette is dominated by the Scaliger Castle, which forms a very important part of the history of Malcesine. The landscape, shaped by the surrounding mountains and the gentle shore of the lake, also provides a unique contrast that few other towns on Lake Garda can match. The historic center of Malcesine is one of the most beautiful places on Lake Garda, with its small squares, arched passageways and bumpy cobblestone paths that almost all lead to the old port.

South of the town center begins the beautiful lakeside promenade, along which you can walk to the lush Val di Sogno peninsula - past several beautiful swimming spots. North of the village there is a beach that bathers share with surfers and sailors.
Like all towns on Lake Garda, the town has been inhabited since Roman times. Later, in the Middle Ages, it was the monks who developed the cultivation of vines and grafted olive trees to produce the oil that is still very popular today.
The presence of so many churches testifies to the intervention of various ecclesiastical orders in the area.
In 1450 the castle of Malcesine was built, which is still a fascinating attraction today.

Among the most famous sights in Malcesine, in addition to the magnificent Scaligero Castle, are the Goethe Thermal Baths, which can be found in the castle courtyard, the Palazzo dei Capitani and the Church of Santo Stefano. The latter is an 18th century church built in the Baroque style. The Palazzo del Capitani dates back to the 13th century and was built by the Scaligeri. In the palm garden, which extends to the lake shores, you can admire the biodiversity of the entire region.
From Malcesine a cable car goes to Tratto Spino, a peak of Monte Baldo, 1760 meters high. Up here, you can enjoy a fabulous view of the lake nestled in mountain ranges. The mountain station is an ideal starting point for hikes or mountain bike tours in the huge mountain massif.

A great offer of the municipality is the bus service, which was set up especially for vacationers during the summer months. The tourist bus leaves every hour from Malcesine and takes you, among other things, to the cable car on Monte Baldo. Tickets can be bought on the bus or in restaurants, stores and partner hotels.

Property ID: IT254922167 - 37018 Malcesine – Gardasee

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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com