Manerba Del Garda – Manerba del Garda

Exclusive villa with lake view, swimming pool and private park a few steps from Rocca di Manerba

Property ID: IT254922569



PURCHASE PRICE: 1.790.000 EUR • LIVING SPACE: ca. 291 m^2 • ROOMS: 10 • LAND AREA: 3000 m^2

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At a glance

Property ID	IT254922569
Living Space	ca. 291 m²
Rooms	10
Bedrooms	6
Bathrooms	4
Year of construction	1970
Type of parking	4 x Other

Purchase Price	1.790.000 EUR
House	Single-family house / Detached house
Total Space	ca. 472 m²
Usable Space	ca. 350 m²
Equipment	Terrace, Swimming pool, Fireplace, Balcony

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Energy Data

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

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A first impression

In one of the most picturesque areas of Lake Garda, just a few steps from the historic Rocca di Manerba and the most fascinating beaches of the coast, lies this charming residence.
Surrounded by a lush private park, embellished by ornamental trees and green spaces that offer total privacy and quiet, the villa is on two levels above ground, with only a small semi-basement portion: a design choice aimed at maximizing the panoramic view of the lake from multiple rooms of the house.
Built in the 1970s and completely renovated in 2005, with a private pool built about ten years ago, the villa offers a perfect balance of classic elegance and modern comforts.
Currently divided into four independent units, one of which is designed for service personnel, the property is perfect both to be lived as a prestigious single-family residence and to be shared among several family units or friends, while still maintaining private and independent spaces. The opportunity to customize its structure also makes it ideal as an investment property.
Such rare solutions, with these features and in such a coveted location, do not remain available for long.
Contact us today for a confidential viewing and to find out how you can turn this property into your exclusive lakefront home.

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All about the location

Legend has it that Manerba was erected in devotion to the goddess Minerva. She came to hide in this valley, an important and picturesque center of Valtenesi, where she planted her olive trees (of which she was the patroness) and taught many of her arts. A temple was established in her honor, but it was destroyed by the Barbarians. Many scholars believe that the toponym of Manerba derives from "Minerva arx"; Others, however, trace this name back to the Cenomani Gauls (the term would derive from the union of mon, meaning "man of arms," and erb, "military area"). The toponym would indicate, in this case, "a fortified place residence of the chief": this is plausible given that from the top of the village fortress it was easy to defend against any attack.
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.
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
Various are the excellent restaurants in the area but the most renowned are :Lido 84 (starred restaurant), Il Benaco, L'orologio, Le Rose and excellent pizzerias.
Lake Garda sports
Lake Garda is known for water sports, first and foremost sailing with the important regattas that take place 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.
Several golf courses are 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 of Dusano (public and private)

- Port of Portese (public and private)
- Port of San Felice (public)
- Port of Torchio - Manerba del Garda (private)
- Port of Gardone Riviera (public and private)

Manerba beaches and surroundings
Romantica beach.
Pisenze beach and Porto Dusano.
Bau Beach in Salò
Rive Grandi beach in Barbarano.
Rimbalzello beach.
For the little ones and beyond.
10 must-see amusement parks on Lake Garda ; the 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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For further information, please contact your contact person:

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