Tignale

Contemporary villa with panoramic views of Lake Garda, set in private olive grove

Property ID: IT254922666



PURCHASE PRICE: 3.500.000 EUR • LIVING SPACE: ca. 350 m^2 • ROOMS: 10 • LAND AREA: 4000 m^2

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At a glance

Property ID	IT254922666
Living Space	ca. 350 m²
Rooms	10
Bedrooms	3
Bathrooms	4
Year of construction	2024

Purchase Price	3.500.000 EUR
House	Single-family house / Detached house
Total Space	ca. 409 m²
Equipment	Terrace, Sauna

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Energy Data

Energy Source	Air-to-water heat pump	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.03.2034	Final Energy Demand	20 kWh/m²a
Power Source	Air-to-water heat pump	Energy efficiency class	A

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The property

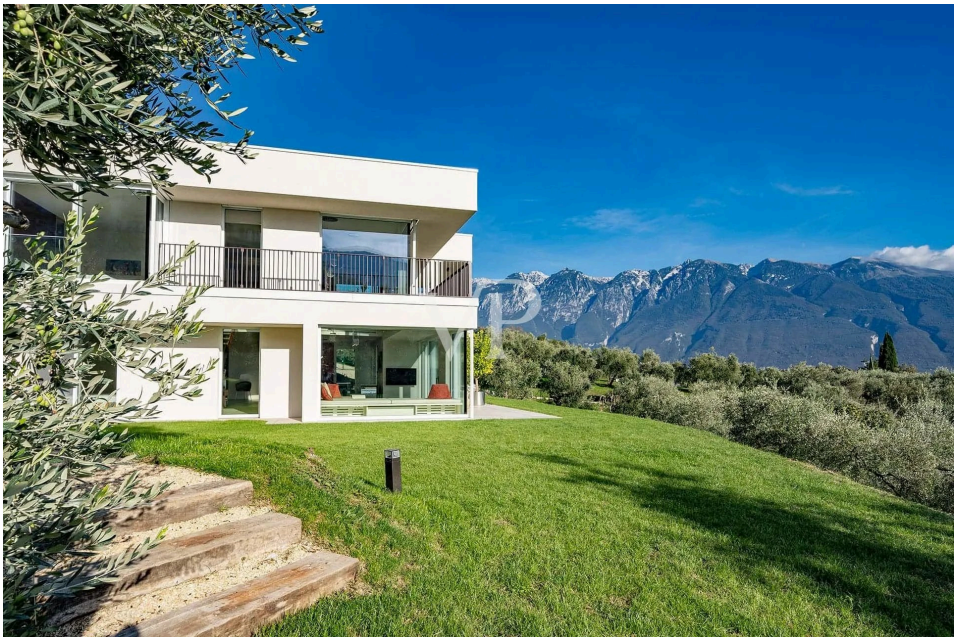




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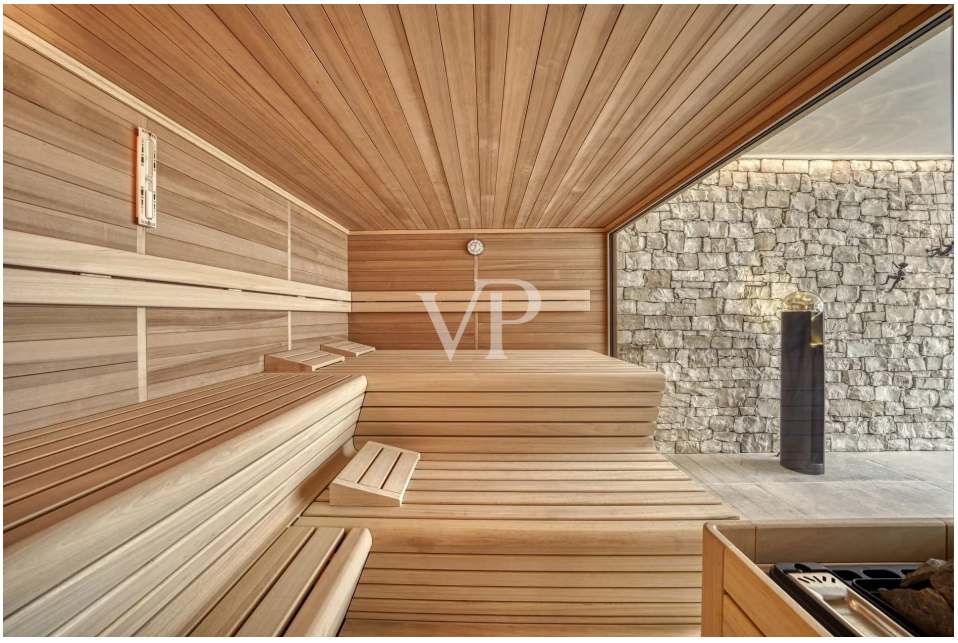




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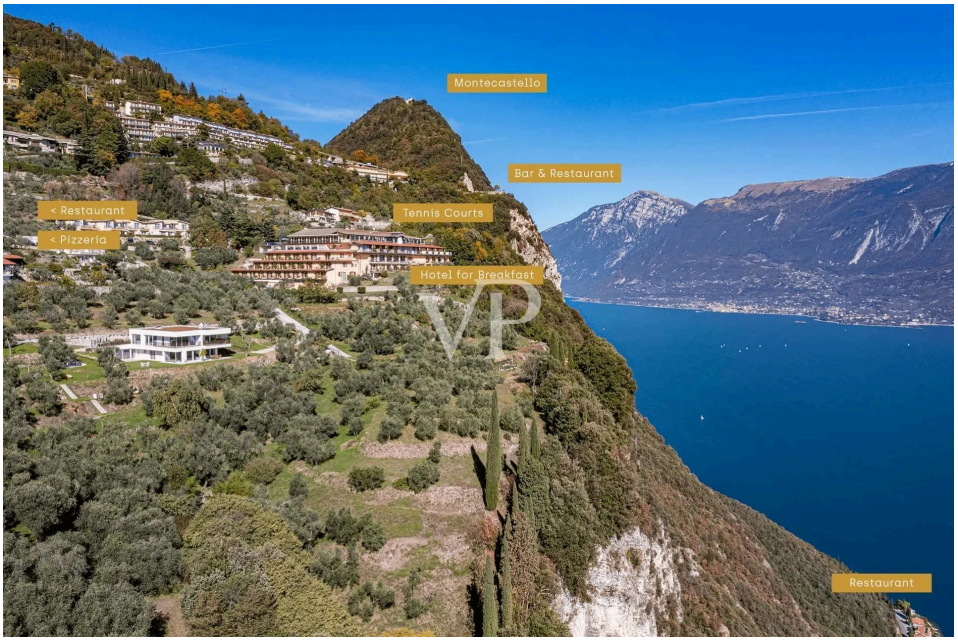
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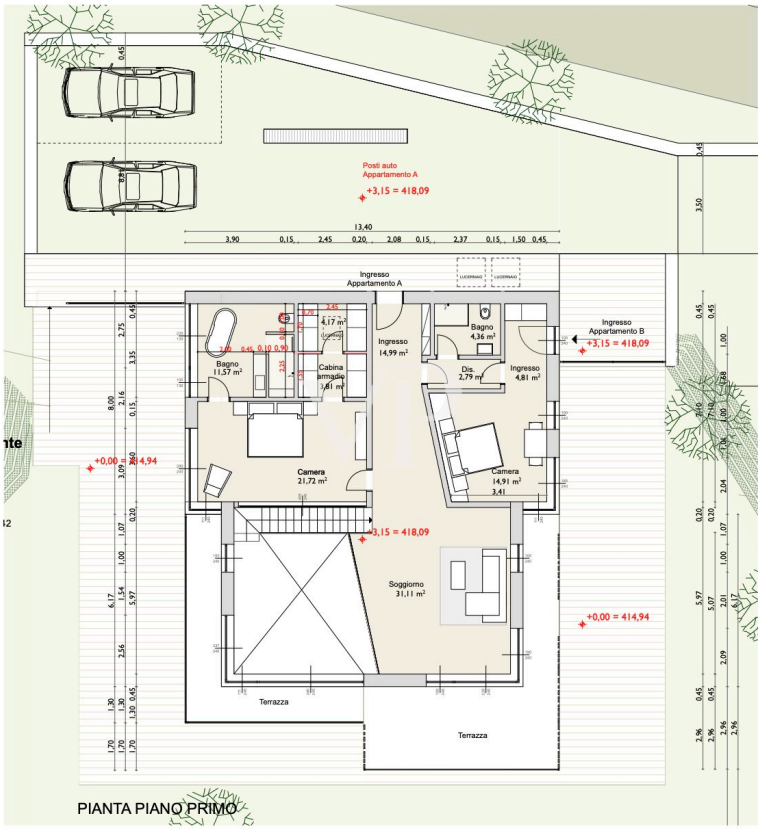
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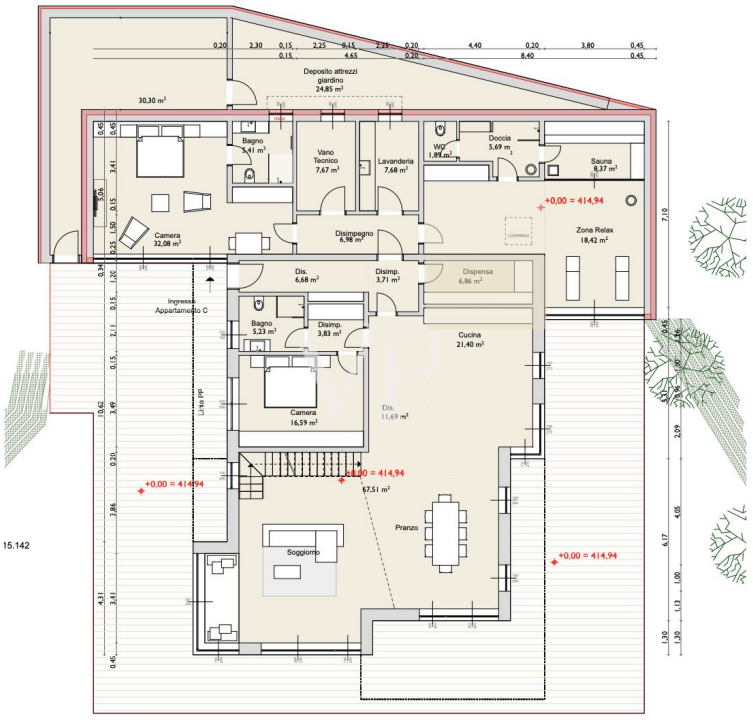
The property



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Floor plans





PIANTA PIANO TERRA

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

In an exclusive and private location, surrounded by a 4,000 sqm secular olive grove, we offer for sale prestigious design villa with unparalleled lake view. The property, of about 350 sqm commercial, represents the perfect synthesis of contemporary comfort, landscape integration and privacy.

The villa is spread over two levels and is currently divided into three independent living units, each with its own entrance, living area with open kitchen, master bedroom and windowed bathroom, ensuring maximum privacy and flexibility of use - ideal both as a private residence and for high-level receptive activities.

On the ground floor, a large open-plan living area accommodates a fully equipped modern kitchen, living spaces characterized by large panoramic windows, and a wellness area with private SPA, designed to offer moments of relaxation surrounded by nature, with breathtaking views of the lake. A permit has already been approved for the construction of a swimming pool, the size and location of which can be defined according to the needs of the future owner.

The finishes are of the highest level, with attention to the smallest details, with refined materials and architectural solutions that maximize the brightness and visual connection between interior and exterior.

Ideal solution for those who want an exclusive naturalistic context, without sacrificing design and living comfort.

Contact us for more information or to arrange a confidential visit.

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Details of amenities

The gallery stairs lead down to a communal kitchen, dining and living area, another bedroom and the wellness area. The villa was designed with great attention to detail. In particular the furnishings on the ground floor are exceptional: both the kitchen island and the seating area in the living room are unique to the property and were designed by the owner in collaboration with the manufacturers. Their shape is curved which opens into the space towards the large sliding glass doors that unfold into the living area towards the terrace and the lake.

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All about the location

The center of Tignale comprises the municipality consisting of several districts with all services for daily needs as well as a variety of good restaurants. Tignale has one of the most beautiful beaches on the west coast. There is a regular shuttle bus service. It is 15 minutes by car along the lake.

In the heart of the Alto Garda Bresciano Park and extending to the shores of the lake, Tignale is a jewel that simply has to be experienced. From the Pradela Fam beach to the historic olive groves in the hills and the six small villages that make up the municipal area, Tignale offers breathtaking views that remain indelible in the hearts and eyes of all who pass by.

Among the prestigious awards that Tignale has received are the Orange Flag of the Touring Club Italiano and the establishment of the Limonaie Ecomuseum on Lake Garda Pradela Fam in 2011: a project developed with the participation and support of the local community with the aim of safeguarding the historical, cultural and landscape heritage.

Start your journey of discovery now in this area of Brescia, an incredible treasure of Lake Garda.

Tignale, a favorite destination for Slow Tourism:
Thanks to the intense activity of the tourist office, active all year round, Tignale presents itself to visitors as the perfect destination for slow quality tourism. The hospitality is enriched by a social fabric strongly oriented towards hospitality, the organization of events and the typical popular festivals. Great importance for gastronomy, with products from a short supply chain and menus with traditional recipes in numerous restaurants and osterie in Tignale.

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Contact partner

For further information, please contact your contact person:

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