Calmasino – Bardolino

Traditional rustic house in its raw state with a large plot of land

Property ID: IT264153243



PURCHASE PRICE: 800.000 EUR • ROOMS: 5 • LAND AREA: 3700 m^2

Property ID: IT264153243 - 37011 Calmasino – Bardolino

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At a glance

Property ID	IT264153243
Rooms	5

Purchase Price	800.000 EUR
House	Farmhouse
Total Space	ca. 236 m²
Usable Space	ca. 150 m²

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Energy Data

Type of heating	Single-storey heating system
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

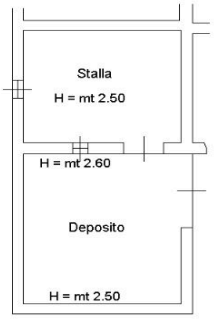




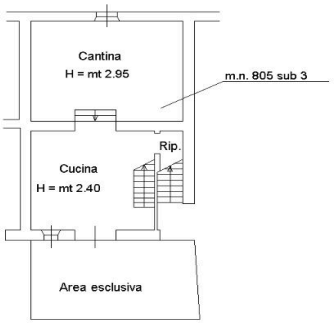
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Floor plans

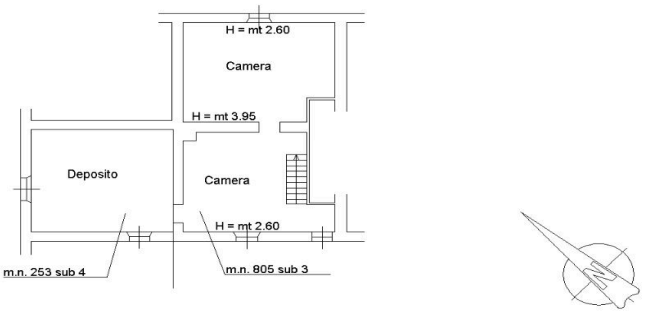
PIANO TERRA



PIANO TERRA



PIANO PRIMO



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

Located in Calmasino, less than 3 km from Lazise and Bardolino, in a quiet area surrounded by greenery: a spacious 3,700-square-meter lot with a rustic house of approximately 150 square meters in need of renovation.

The Property: A flat lot of approximately 3,700 square meters surrounded by the tranquility of the countryside, with a panoramic view taking in the greenery and blue waters of Lake Garda.

Current Condition: The existing rustic house has already undergone some structural improvements (roof redone, floor slab with exposed beams, and replacement of some windows and doors).
It is spread over two levels: on the ground floor, a living area with a cellar and storage space; on the first floor, three spacious, well-lit bedrooms.

The property's value is further enhanced by the possibility of expanding its volume under the "Veneto 2050" regulations (formerly the "Piano Casa" program), subject to a feasibility study and approval of the details by the municipality's technical offices. An ideal solution for those seeking a custom project just a stone's throw from Lake Garda.

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Contact partner

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