Cisano – Bardolino

Semi-detached house with a shared pool in Cisano di Bardolino

Property ID: IT264153265



PURCHASE PRICE: 1.250.000 EUR • ROOMS: 6

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At a glance

Property ID	IT264153265
Rooms	6
Bedrooms	4
Bathrooms	2
Year of construction	1970
Type of parking	2 x Other

Purchase Price	1.250.000 EUR
House	Single-family house / Detached house
Total Space	ca. 300 m²
Condition of property	Well-maintained
Usable Space	ca. 160 m²
Equipment	Terrace, Swimming pool, Fireplace, Balcony

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Energy Data

Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

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The property



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A first impression

Just a few minutes' walk from downtown Bardolino and the beautiful shores of the lake, we are offering for sale a single-family home located in a quiet and well-maintained residential neighborhood.
The property is surrounded by a private garden that wraps around the house on all sides, offering maximum privacy and ample outdoor space. The property features a versatile layout, comprising two fully self-contained and independent apartments connected by a convenient exterior staircase. The two units have mirror-image floor plans and feature rooms with windows on all sides (including kitchens, bathrooms, and bedrooms), ensuring excellent natural light in every room.

The home spans two above-ground levels, in addition to a utility area on the ground floor and a basement:
• On the ground floor, the first apartment features a bright living room opening onto a porphyry-paved outdoor area with a lake view, a kitchen, two bedrooms, and a bathroom. On the same level are the utility rooms: a practical laundry room, a boiler room, and two spacious storage closets for tools and everyday items.
• Upstairs, accessible via the exterior staircase, the second, mirror-image apartment offers a bright living room with access to a spacious terrace featuring an enchanting lake view, a kitchen, two additional bedrooms (one of which has a private terrace), and a second bathroom.

In the basement, the property is complemented by a convenient double garage featuring a practical under-stair storage area with its own entrance, ideal for additional storage.
An added bonus is the stunning, recently built swimming pool within the residence.

A unique opportunity with tremendous potential: although the property is currently occupied, it lends itself to a complete renovation. This property serves as the perfect canvas for those who wish to customize the interior spaces and upgrade the structure to meet the most modern energy efficiency standards, with the option of transforming it into a prestigious two-family home or a unique and exclusive single-family villa.

Further value is added to the property 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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All about the location

Cisano di Bardolino – Lake Garda

Nestled amid the picturesque scenery of the southeastern shore of Lake Garda, the property is located in Cisano di Bardolino, a charming lakeside village in the province of Verona, just a short walk from the water and in the heart of the renowned production area for Bardolino DOC wine and Garda olive oil.

The location combines the tranquility of a residential, leafy setting—surrounded by vineyards and olive groves—with the convenience of having every amenity close at hand. The lake, with its beach, small marina, and Cisano lakeside promenade, is just half a kilometer away, while the center of Bardolino—with shops, restaurants, bars, and all amenities—is reachable in just a few minutes. The picturesque towns of Lazise and Garda are also a short distance away.

Cisano retains an authentic and intimate charm, as evidenced by the historic Romanesque parish church of Santa Maria and the famous Olive Oil Museum, while offering all the comforts of modern life: elementary and secondary schools in the immediate vicinity, with high schools, hospitals (in Peschiera and Bussolengo), and the University of Verona all within easy reach.

Transportation links are excellent: Verona and its airport are about 25 km away, the Affi exit on the A22 Brenner Highway is about 10 minutes away, and the A4 Milan–Venice Highway can be reached quickly from Peschiera del Garda. This strategic location makes the property ideal both as a primary residence and as a high-yield investment for vacation rentals, thanks to the strong appeal of the Lake Garda area.

An unmissable opportunity to enjoy Lake Garda year-round, in one of its most sought-after locations.

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Contact partner

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