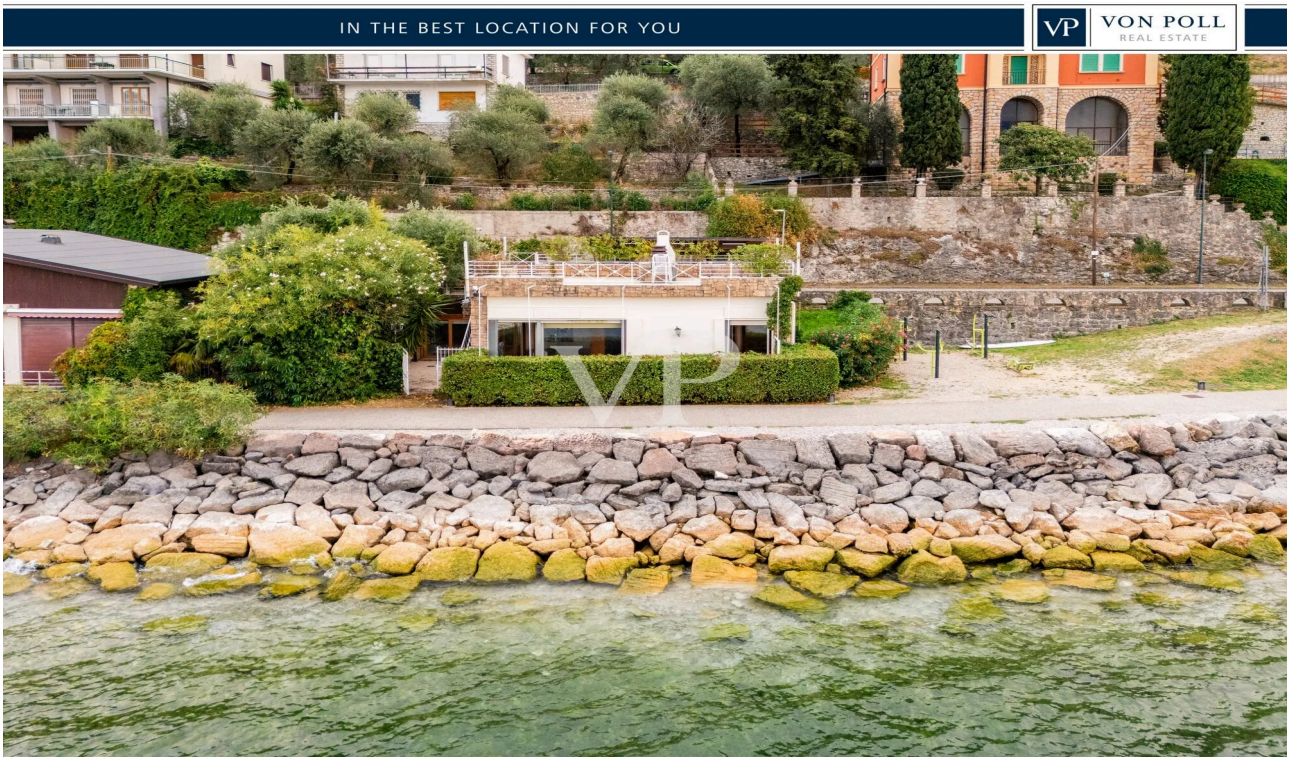
Marniga di Brenzone – Brenzone

Single-family home overlooking Lake Garda

Property ID: IT264153295



PURCHASE PRICE: 895.000 EUR • ROOMS: 4

Property ID: IT264153295 - 37010 Marniga di Brenzone – Brenzone

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Property ID: IT264153295 - 37010 Marniga di Brenzone – Brenzone

At a glance

Property ID	IT264153295
Rooms	4
Bedrooms	2
Bathrooms	2
Year of construction	1975
Type of parking	2 x Car port

Purchase Price	895.000 EUR
House	Single-family house / Detached house
Total Space	ca. 90 m²
Condition of property	Well-maintained
Equipment	Terrace, Fireplace

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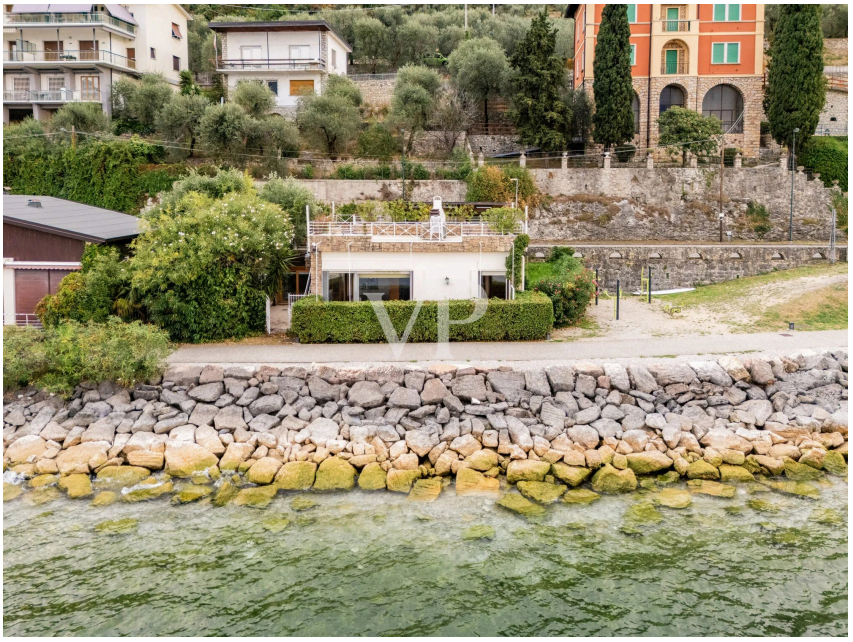
Energy Data

Type of heating	Single-storey heating system
Energy Source	Gas
Power Source	Gas

Energy Certificate	Energy demand certificate
Energy efficiency class	G

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The property





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The property

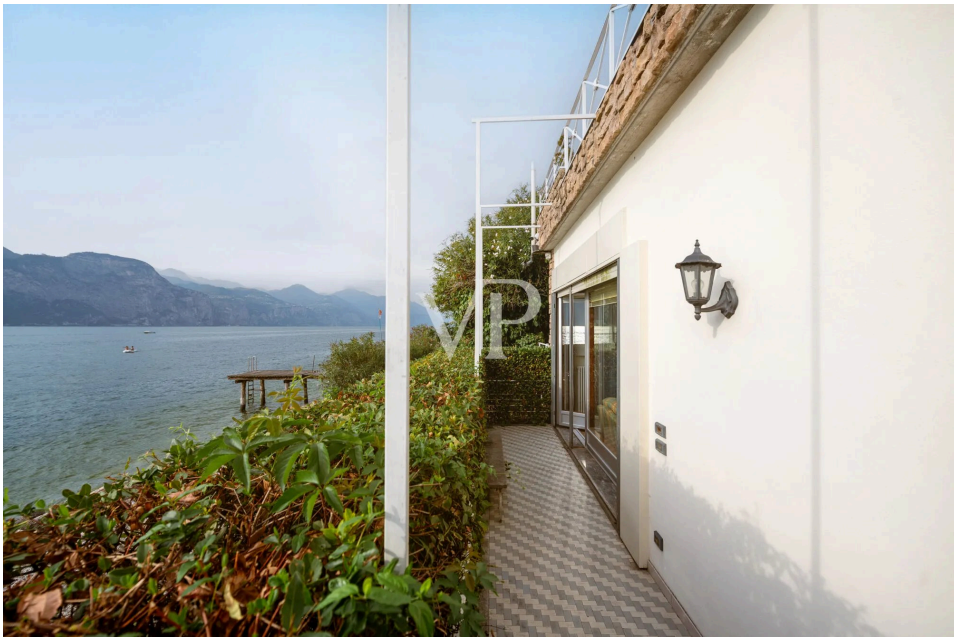




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The property





Property ID: IT264153295 - 37010 Marniga di Brenzone – Brenzone

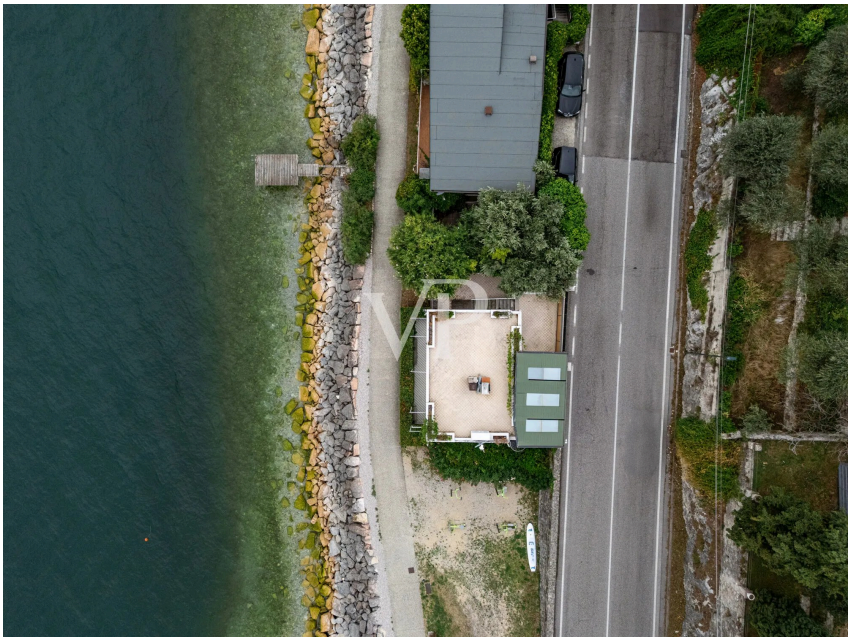
The property





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The property





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Floor plans

Piano copertura

TERRAZZA PANORAMICA · VILLINO FRONTE LAGO



Planimetria indicativa, non in scala

VON POLL REAL ESTATE

Piano terra

VILLINO FRONTE LAGO · BRENZONE SUL GARDA



Planimetria indicativa, non in scala

VON POLL REAL ESTATE

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: IT264153295 - 37010 Marniga di Brenzone – Brenzone

A first impression

Located right on the lake, with its feet in the water and overlooking a beautiful beach, this cottage is a small haven of tranquility and comfort. The home has a living area of over 90 square meters, divided into a spacious living room with a double-sided fireplace enclosed by retractable glass panels on both sides, a single bedroom, a large bathroom with a built-in tub, a shower with a glass enclosure, a spacious laundry area, a semi-open kitchen, and a storage room. In addition, there is a beautiful balcony directly overlooking the lake measuring approximately 14 square meters, a 35-square-meter paved and landscaped inner garden that offers a secluded spot to relax or have lunch away from prying eyes, and a double parking space of approximately 32 square meters accessed via a convenient automatic gate. a spiral staircase leads to a splendid sun terrace of approximately 63 square meters overlooking the lake; the terrace is paved and landscaped with flower beds equipped with an automatic irrigation system, featuring a carved marble sink with hot and cold water and a built-in barbecue,
The flooring and wall finishes in the kitchen and bathroom are Brazilian granite; the windows feature shatterproof double-pane glass set in Douglas fir frames with aluminum exterior cladding; the large windows in the lake-facing living room are made of Douglas fir with aluminum exterior cladding and Venetian blinds integrated between the double panes.
The stunning and unparalleled view of the lake accompanies every moment of the day.
Comforts abound: an alarm system with remote video surveillance, air conditioning in all rooms with a new Daikin heat pump system for both heating and cooling, and a complete heating system with a gas boiler, making it suitable for use as a primary residence. TV and satellite system, ADSL and telephone, reinforced electric roller shutters,
The southwest-facing orientation ensures natural light throughout the day and stunning sunsets over the lake.
Also available, subject to separate negotiation, is a real gem: a recently built, beautiful garage located just a few hundred meters from the center of the village of Brenzone, capable of comfortably accommodating a large vehicle.

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Details of amenities

Location and View
Directly on the lake, “right on the water,” overlooking the beach
Lake views from every main room
Southwest-facing, with natural light all day long and sunsets over the lake
Interior (commercial space over 90 square meters)
Spacious living room with a double-sided fireplace, enclosed by retractable glass doors on both sides
Semi-open kitchen
Single bedroom
Spacious bathroom with a built-in bathtub, glass-enclosed shower, and ample space for a washing machine
Storage room
Outdoor spaces
Balcony directly overlooking the lake, approximately 14 square meters
Private, paved, and landscaped courtyard garden of 35 square meters
Solarium terrace of approximately 63 square meters overlooking the lake, accessible via a spiral staircase:
paved
flower beds with an automatic irrigation system
hand-carved marble sink with hot and cold water
built-in barbecue
Parking
Double parking space of approximately 32 square meters with an automatic gate
Available for separate negotiation: a newly built garage in the center of Brenzone, just a few hundred meters away, also suitable for a large vehicle
Finishes
Brazilian granite flooring and wall tiles in the kitchen and bathroom
Douglas fir window frames with aluminum exterior cladding and shatterproof double-pane glass
Douglas fir and aluminum floor-to-ceiling windows in the living room facing the lake, with venetian blinds integrated between the double-pane glass
Electric security shutters
Systems
Air conditioning in all rooms: new Daikin heat pump system (heating/cooling)
Full heating system with gas boiler, also suitable as a primary residence
Alarm system with remote video surveillance
TV and satellite system
ADSL and telephone line

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All about the location

The cottage is located in Marniga, on the Veronese shore of Lake Garda. Marniga is one of the lakeside hamlets in the municipality of Brenzone sul Garda, along with Castelletto, Magugnano (where the town hall is located), Assenza, and Porto.

It is a quiet and authentic village, backed by Monte Baldo and overlooking the water, far from mass tourism yet well connected. Brenzone is located on the eastern shore of the lake, between Malcesine to the north and Torri del Benaco to the south: in just a few minutes, you can reach two of the most beautiful towns on Lake Garda. The cable car to Monte Baldo also departs from Malcesine.

It is easily accessible from the A22 Brenner–Modena highway; take the Affi exit and continue toward Torri del Benaco, Pai, Castelletto, and Brenzone. Ferries that also carry cars stop at Torri del Benaco and Malcesine, making the Brescia side of the lake easily accessible.
ilturista

Its “waterfront” location—with a beach right in front of the house and a southwest-facing orientation—makes this cottage ideal both as a vacation home and as a year-round residence.

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Contact partner

For further information, please contact your contact person:

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