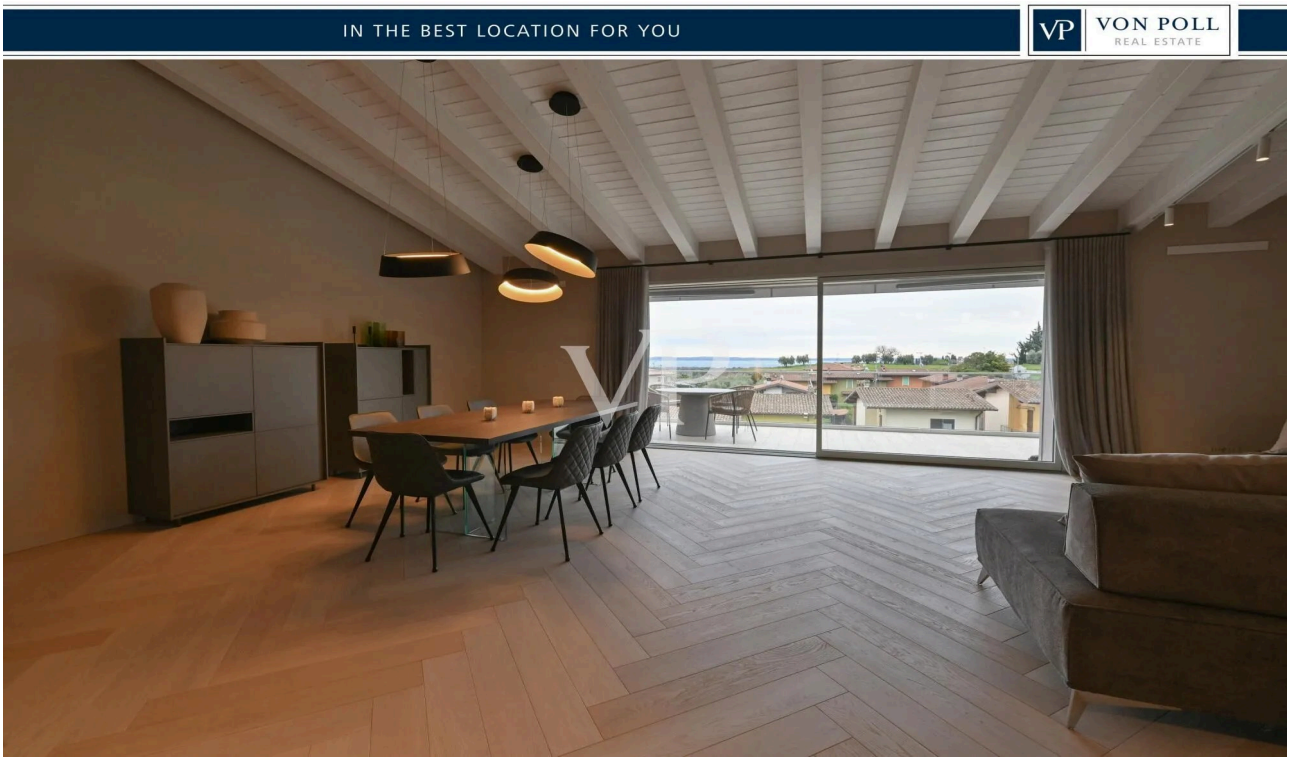
Polpenazze Del Garda – Ambrusaga

Newly built villa with lake view

Property ID: IT264922928



PURCHASE PRICE: 1.190.000 EUR • LIVING SPACE: ca. 200 m^2 • ROOMS: 10 • LAND AREA: 800 m^2

Property ID: IT264922928 - 25080 Polpenazze Del Garda – Ambrusaga

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At a glance

Property ID	IT264922928
Living Space	ca. 200 m²
Rooms	10
Bedrooms	3
Bathrooms	4
Year of construction	2024
Type of parking	4 x Other

Purchase Price	1.190.000 EUR
House	Two-family house
Total Space	ca. 330 m²
Usable Space	ca. 220 m²
Equipment	Terrace, Balcony

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Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	20.11.2034
Power Source	Block

Energy Certificate	Energy demand certificate
Final Energy Demand	20 kWh/m²a
Energy efficiency class	A

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The property





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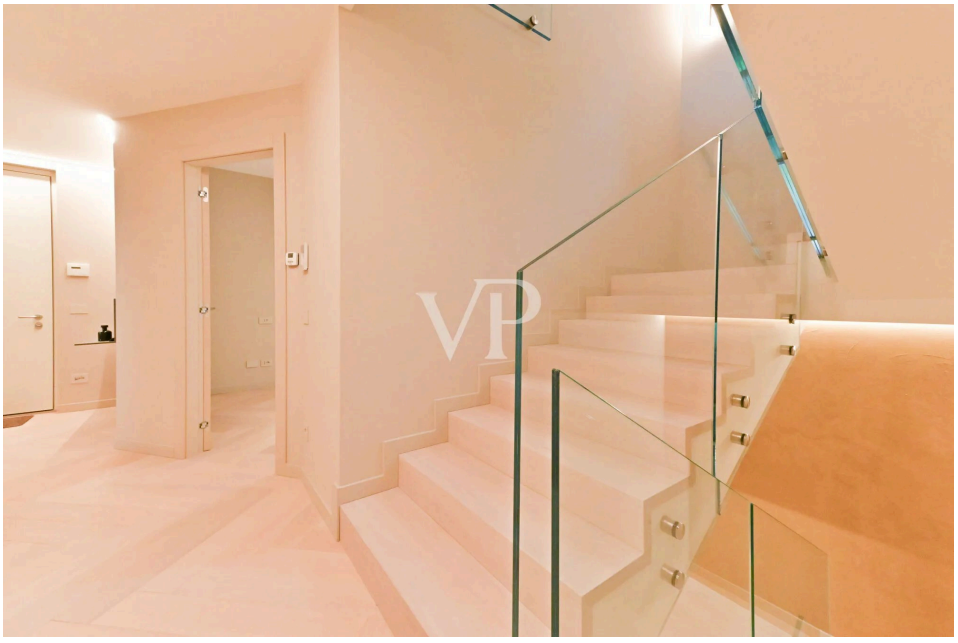




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The property





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The property





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A first impression

Newly built semi-detached villa with dominant lake view, fully furnished with designer furniture, designed to offer the maximum in terms of comfort, construction quality and elegance.
The property is distinguished by fine finishes, refined furnishings and attention to detail, with a modern and functional internal distribution, developed on three levels.
On the ground floor there is a large garage for three cars, as well as a cellar and laundry room, practical and well-organized spaces.
The first floor is dedicated to the sleeping area, consisting of three bedrooms, three bathrooms and balcony, with bright and perfectly finished rooms.
On the second floor is a beautiful living area with a contemporary design open kitchen, service bathroom and access to a large terrace overlooking the lake, ideal for moments of relaxation and conviviality.
Outside, the property is completed by private garden with Jacuzzi, as well as outdoor parking space.
An exclusive solution, ready to live in, ideal for those looking for a modern villa with lake view, furnished with style and equipped with high quality standards.

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All about the location

Polpenazze del Garda is a municipality of 2 733 inhabitants located in the province of Brescia, in the Valtenesi area near Lake Garda.
It is mainly known for the production of Garda Wine and Olive Oil. Every year the "Wine Fair" is held there, from the last weekend of May to the first days of June, among the streets of the historic center.
Historically, it is worth mentioning that the Palazzo Tenuta Le Posteghe was the headquarters of the Ministry of National Defense during the Italian Social Republic.
Location and climate
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,Trattoria Picedo and excellent pizzerias.
Countless are the wine cellars where you can taste local wine and olive oil.
Lake Garda sports
Lake Garda is known for water sports, first and foremost sailing with the important regattas held 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 5 km , Arzaga, Garda Golf 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 Manerba (public and private)

- Port of Portese (public and private)
- Port of San Felice (public)

Manerba beaches and surroundings
Spiaggia delle Rive.
Mill Beach and Mokai Beach.
Bau Beach in Salò
Rive Grandi beach in Barbarano.
Rimbalzello Beach.
For the little ones and beyond.
10 amusement parks not to be missed on Lake Garda ; 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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Contact partner

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