Affi – Gardasee

Prestigious Property between Verona and Lake Garda

Property ID: IT264922931



PURCHASE PRICE: 0 • ROOMS: 62 • LAND AREA: 300000 m^2

Property ID: IT264922931 - 37010 Affi – Gardasee

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At a glance

Property ID	IT264922931	Purchase Price	Auf Anfrage
Rooms	62	House	Villa
Bedrooms	22	Total Space	ca. 3900 m²
Bathrooms	23		

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A first impression

Villa Sant'Andrea is a prestigious historic estate immersed in about 29 hectares of vineyards, olive groves and woods, in a context of absolute privacy between Verona and Lake Garda. Of medieval origin, the property includes a manor house, a castle, a Romanesque church and several accessory buildings, perfectly integrated into the landscape.

The main villa offers elegant reception rooms, large convivial spaces and seven rooms with en suite bathrooms. The castle, finely restored, preserves the historic charm enriched by high-level finishes and great brightness. The presence of the consecrated church, outbuildings and leisure facilities makes the property extremely versatile.

Indoor and outdoor swimming pools, stables with riding stables, heliport and advanced technological facilities complete the estate, along with agricultural production with Bardolino DOC vineyards and olive groves for Garda DOP olive oil.

An exclusive property, ideal as a representative residence or high-profile investment.

Commercial Area Villa 2,000 m²
Commercial Surface Castle 800 m²
Commercial Surface Church 300 m²
Covered Swimming Pool Commercial Surface 300 m²
Commercial Surface Roccolo 60 m²
Commercial Surface Dependance 200 m²
Commercial Surface Canopies 500 m²

The Property in Numbers

- Rooms 62
- Rooms 22
- Kitchens 4
- Living rooms 16
- Bathrooms 23

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Details of amenities

The property is developed in a dominant position on the slopes of Mount Moscal, with open views toward Lake Garda and Valdadige, a short distance from Bardolino and with quick connections to major highways and the Verona airport.
The complex consists of several independent buildings surrounded by greenery and connected by internal pathways. The main villa, approximately 2,000 m² in size, is spread over three levels and includes a major two-story living room, dining rooms, fully equipped kitchen with pantry, several living rooms, billiard room, and seven double bedrooms with en suite bathrooms, as well as a master suite with two bathrooms and walk-in closets. Large outdoor porches expand the livability of the spaces.
The castle, measuring about 800 m² spread over four levels, has undergone a recent restoration with fine finishes such as marble floors, antique parquet flooring and wood paneling. Rooms include living areas, kitchen, conservatory, suites, library and panoramic terraces.
Adjacent is the Romanesque church of Sant'Andrea with a 12th-century bell tower. The property is completed by an annex with two independent apartments, a hunting lodge on three levels, a building with an indoor pool now used as an event hall, and an outdoor infinity pool.
The estate also has stables, riding stables, paddock and heliport with hangar, as well as advanced technological infrastructure: fiber-optic network, perimeter security systems, alarm and fire-fighting systems, autonomous water supply and irrigation systems.
An extensive network of private footpaths crosses the entire property, flanked by structured farming with Bardolino DOC vineyards and olive groves for production of Garda DOP olive oil.

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Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Largo Dante Alighieri, n.3, 25087 Salò
Tel.: +39 0365 690596
E-Mail: salo@von-poll.com

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