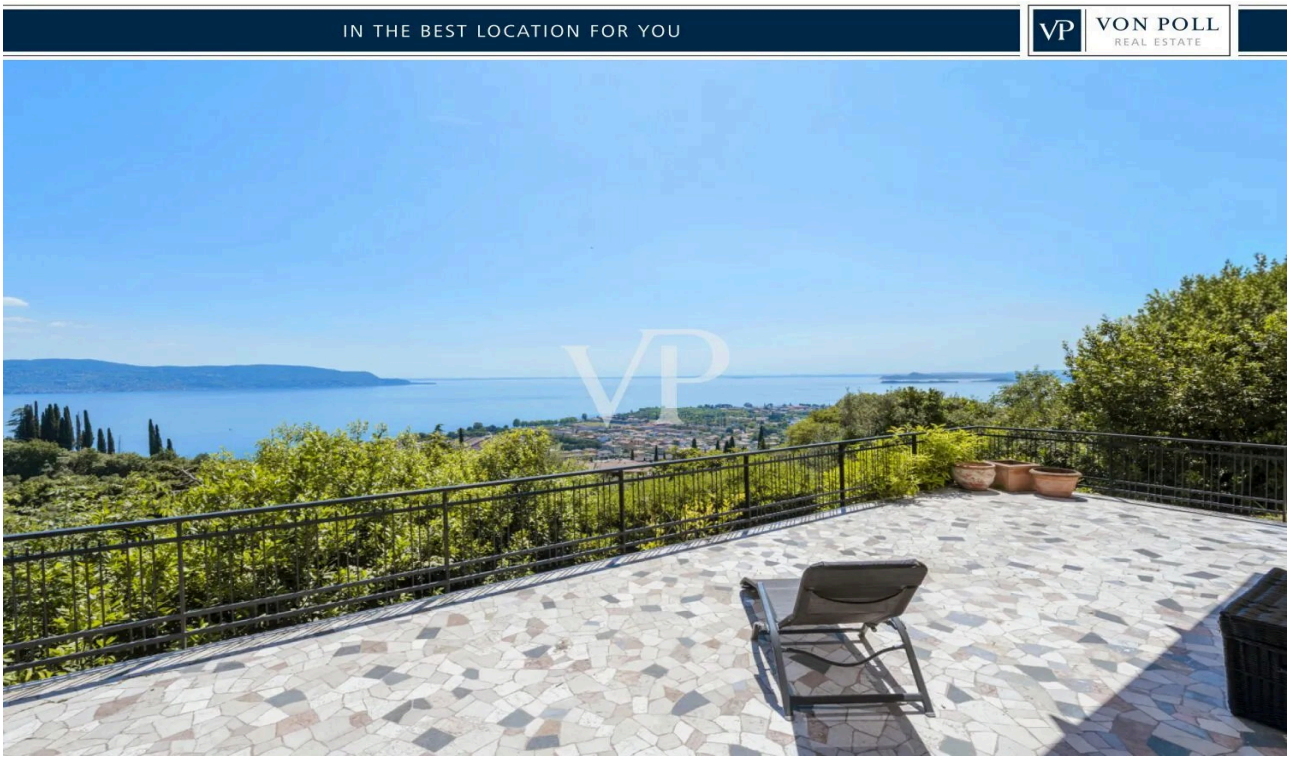
Toscolano Maderno – Gardasee

Villa with large panoramic terraces and enchanting lake view

Property ID: IT264923061



PURCHASE PRICE: 1.850.000 EUR • LIVING SPACE: ca. 261 m^2 • ROOMS: 14 • LAND AREA: 1266 m^2

Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

- At a glance
- The property
- Energy Data
- A first impression
- All about the location
- Contact partner

Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

At a glance

Property ID	IT264923061
Living Space	ca. 261 m²
Rooms	14
Bedrooms	6
Bathrooms	3
Year of construction	1970
Type of parking	3 x Other

Purchase Price	1.850.000 EUR
House	Single-family house / Detached house
Total Space	ca. 428 m²
Condition of property	Modernised
Usable Space	ca. 288 m²
Equipment	Terrace, Swimming pool, Fireplace

Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

Energy Data

Type of heating	Single-storey heating system
Energy Source	Gas
Energy certificate valid until	30.09.2030
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	150 kWh/m²a
Energy efficiency class	E

Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

The property





Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

The property





Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

The property





Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

The property





Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

The property





Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

The property





Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

The property





Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

The property





Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

The property





Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

The property





Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

The property





Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

A first impression

This splendid villa enjoys a simply wonderful lake view, capable of enhancing every room of the house and providing an exclusive atmosphere at any time of day.
Immersed in a quiet and private setting, the property is surrounded by a private garden in which there is an evocative panoramic swimming pool, perfectly inserted in the landscape.
The villa, renovated in 2020 is on two levels and is currently divided into two independent apartments, an ideal solution both for large families and for those who wish to accommodate friends and relatives while maintaining privacy and autonomy. At the same time, there is already the predisposition to easily join the two floors and transform the property into a single prestigious residence.
The ground floor, with an elegant and refined style, welcomes with warm and convivial environments. Here we find a large living area with TV corner, an eat-in kitchen with direct access to the lake-view terrace, perfect for outdoor dining, two double bedrooms, a walk-in closet and a bathroom.
On the upper floor, however, the spaces take on a more modern and contemporary style. A large bright living room opens to the panoramic terrace overlooking the lake, while the separate kitchen, four bedrooms and two bathrooms make this level particularly functional and comfortable.
The terraces, completely overlooking the lake, represent one of the strengths of the property, offering views of rare beauty.
Completing the villa is the possibility to recover and renovate the attic, creating additional living spaces and increasing even more the value and potential of the property.
A solution of great charm, ideal for those seeking an exclusive residence on the lake, with ample space, privacy and a truly unique view.

Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

All about the location

Location and climate
Toscolano Maderno lies on a wide promontory enclosed between the romantic port of Toscolano and the picturesque Gulf of Maderno.
The municipality of Toscolano-Maderno is located on the Brescian shore of Lake Garda, which is 40 km from the provincial capital Brescia.
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
Varied are the excellent restaurants in the area but the most renowned are :Lido 84 (starred restaurant), Gatto d'oro, la tana, il Cortiletto and excellent pizzerias.
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 can be reached within 5 km, Bogliaco, Arzaga, Garda, and Colombaro.
Walks, bicycle rides or horseback rides 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 Salò (public and private)
- Port of Maderno (public)
- Port of Bogliaco (private)
- Port of Gardone Riviera (public and private)

Beaches Salò and surroundings
It boasts some beautiful beaches: the Degli Ulivi beach, Lido Azzurro and Riva Granda. If you have a four-legged friend, Riva Grande beach is just the thing for you: very generously sized, it has a rescue service, kiosk, watering holes and play area for dogs and children.
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.

Property ID: IT264923061 - 25088 Toscolano Maderno – Gardasee

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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com