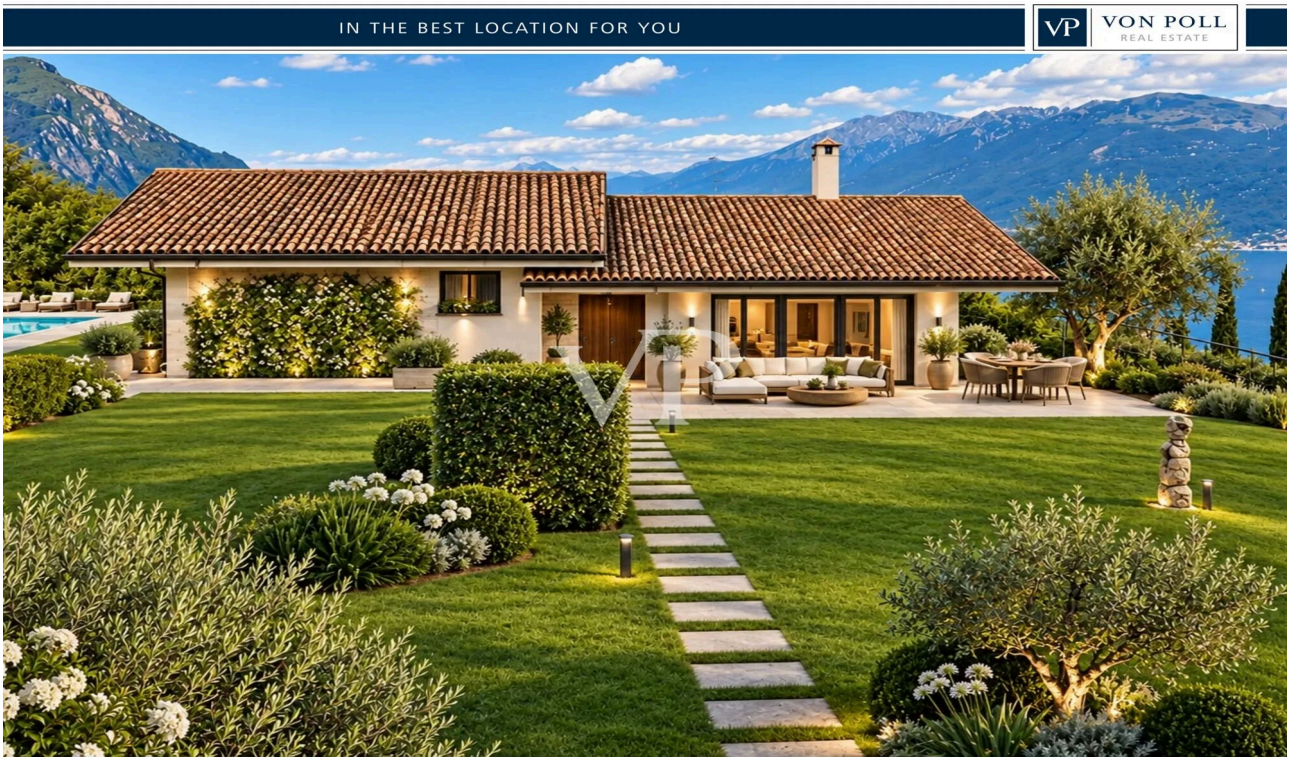
Toscolano Maderno – Toscolano-Maderno

Exclusive villa with a lake view in Toscolano Maderno

Property ID: IT264923198



PURCHASE PRICE: 1.830.000 EUR • LIVING SPACE: ca. 316 m^2 • ROOMS: 12 • LAND AREA: 5920 m^2

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At a glance

Property ID	IT264923198
Living Space	ca. 316 m²
Rooms	12
Bedrooms	5
Bathrooms	3
Year of construction	1970
Type of parking	10 x Other

Purchase Price	1.830.000 EUR
House	Single-family house / Detached house
Total Space	ca. 466 m²
Condition of property	Well-maintained
Usable Space	ca. 348 m²
Equipment	Swimming pool, Fireplace

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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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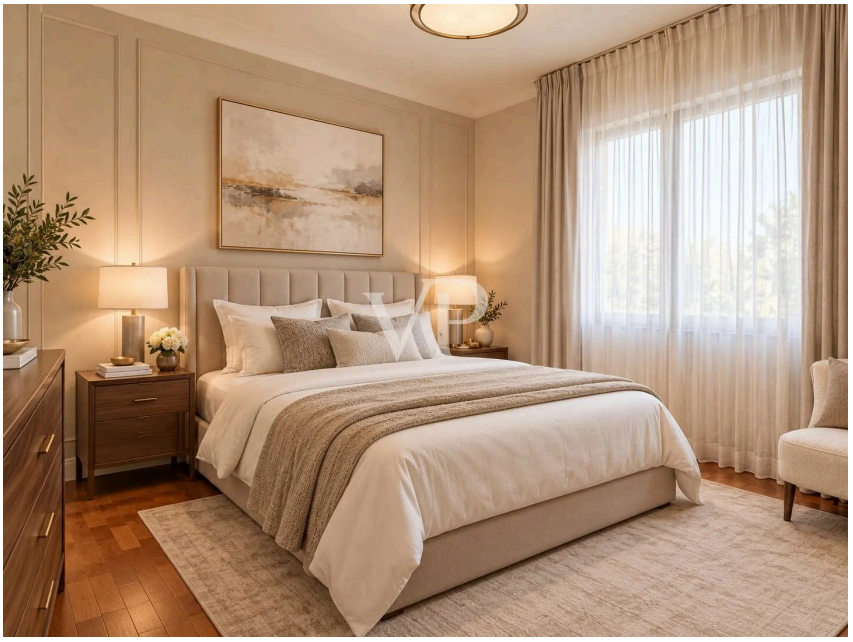
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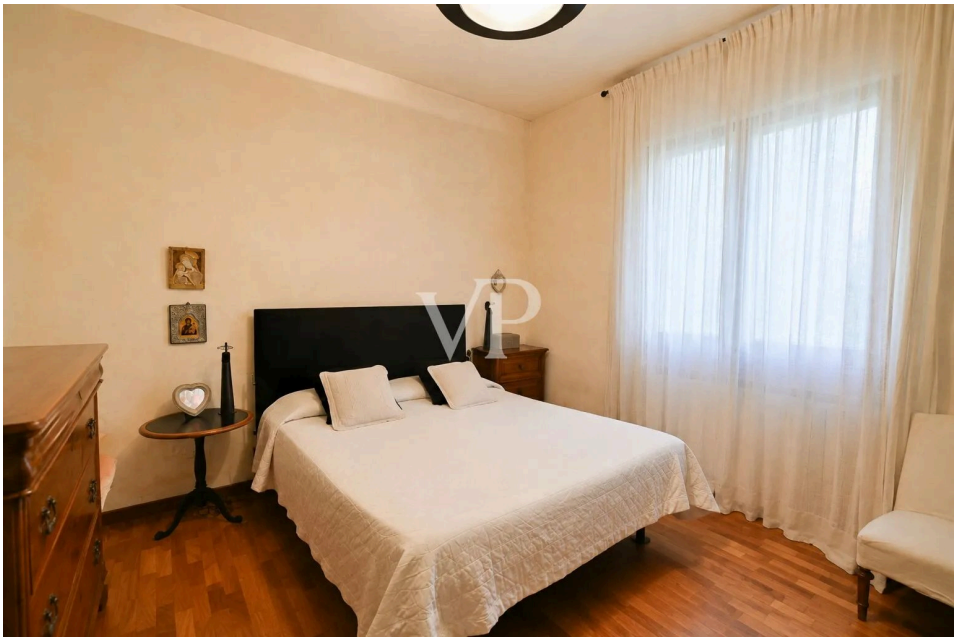
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A first impression

Elegance, comfort, and a lake view that captivates at first glance
Situated in a quiet, secluded, and exclusive location, this beautiful detached villa embodies the perfect blend of elegance and functionality. Surrounded by a large private garden with a swimming pool, it offers a magnificent view of the lake and complete privacy—ideal for anyone who wants to live in peace and quiet without having to sacrifice the convenience of easily accessible amenities.
The villa spans two levels.
On the ground floor, you'll find a spacious living area with large windows overlooking the garden and the panoramic view, a kitchen-diner, three bedrooms, and two bathrooms. The covered veranda, which opens directly onto the living area, provides the ideal setting for outdoor lunches and dinners, surrounded by the beauty of the surrounding landscape.
The perfectly organized lower level houses two additional guest rooms or multipurpose rooms, a bathroom, a spacious lounge for social gatherings, a laundry room, a wine cellar, and utility rooms.
Outside, the garden surrounding the property ensures privacy and provides pleasant outdoor spaces year-round, while the pool complements this exceptionally high-quality setting, which is perfect for relaxation and leisure.
The technical systems were completely renovated about four years ago and guarantee efficiency, reliability, and a high level of living comfort.
A property of great charm, ideal both as a primary residence and as an exclusive vacation home, designed for those seeking independence, elegance, and one of the region's most sought-after locations.
Please contact us to receive further information and the complete documentation, as well as to schedule a confidential viewing.

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Details of amenities

Electrical system updated in 2022
Plumbing updated in 2016
Swimming pool: 11.5 meters x 5 meters

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All about the location

Location and Climate
Toscolano Maderno is nestled on a broad promontory between the romantic port of Toscolano and the picturesque Gulf of Maderno.
The municipality of Toscolano-Maderno is situated on the Brescia side of Lake Garda, 40 km from the provincial capital, Brescia.
The climate is mild year-round and very pleasant. On beautiful spring days, you can witness nature's triumph as it bursts into bloom; in summer, a light breeze tempers the high temperatures; autumn offers enchanting sunny days; and even in winter, temperatures remain pleasant.
Natural Attractions in the Surrounding Area
Isola del Garda, the largest island on Lake Garda, belongs to the municipality of San Felice del Benaco. The island is home to the luxurious palace of the Cavazza family, surrounded by magnificent Italian gardens and a lush forest of cypresses, acacias, and pines. Between April and October, guided tours of this breathtaking island are organized in collaboration with the Cavazza family. Experience the heavenly atmosphere of this little island firsthand.
The Heller Botanical Garden and the Vittoriale degli Italiani are highly sought-after destinations for visitors from around the world. The surrounding mountains, which are easily accessible on foot, offer breathtaking views.
Garda's Culinary Arts
There are numerous excellent restaurants in the area, but the most renowned are: Lido 84 (a Michelin-starred restaurant), Gatto d'Oro, La Tana, Il Cortiletto, and excellent pizzerias.
Sports on Lake Garda
Lake Garda is known for water sports, first and foremost sailing, with major regattas held annually on the lake, but also wakeboarding, kitesurfing, windsurfing, canoeing, and snorkeling—not to mention the hottest water sport of the moment: stand-up paddleboarding (SUP).
Thrill-seekers can experience the excitement of hang gliding and paragliding from the peaks of Mount Spino and Mount Baldo.
There are several golf courses within 15 km, including those in Arzaga, Garda, and Colombaro.
Walking, biking, or horseback riding will make your experiences magical; there are more than 100 km of bike paths ranging from lakeside routes to hillside trails.
For snow lovers, the prestigious resort of Madonna di Campiglio is just under two hours away by car.
Public and Private Marinas
- Salò Marina (public and private)
- Maderno Marina (public)
- Torchio Marina – Manerba del Garda (private)

- Gardone Riviera Marina (public and private)
Beaches in Salò and the Surrounding Area
The area boasts some beautiful beaches: Degli Ulivi Beach, Lido Azzurro, and Riva Granda. If you have a four-legged friend, Riva Grande Beach is the place for you: very spacious, it features a lifeguard service, a kiosk, drinking fountains, and a play area for dogs and children.
Riva Grande Beach in Barbarano.
Rimbalzello Beach.
For the little ones—and everyone else
10 must-see amusement parks on Lake Garda; smiles, fun, and the carefree spirit of a 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, as well as public and private parks where you can admire all kinds of native flora.

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Contact partner

For further information, please contact your contact person:

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