Gardone Riviera – Gardasee

# Lakefront property in Gardone Riviera

*Property ID: IT264923204*




PURCHASE PRICE: 2.340.000 EUR • LIVING SPACE: ca. 362 $m^2$ • ROOMS: 15

Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee


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

Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# At a glance

| | |
|---|---|
| Property ID | IT264923204 |
| Living Space | ca. 362 m² |
| Floor | 3 |
| Rooms | 15 |
| Bedrooms | 6 |
| Bathrooms | 4 |
| Year of construction | 1850 |
| Type of parking | 2 x Other |

| | |
|---|---|
| Purchase Price | 2.340.000 EUR |
| Interest/Investment houses | Multi-occupancy house / multi-family home |
| Total Space | ca. 407 m² |
| Condition of property | Needs renovation |
| Usable Space | ca. 399 m² |
| Equipment | Terrace, Fireplace, Balcony |

Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# Energy Data

| | | | |
|---|---|---|---|
| Type of heating | Single-storey heating system | Energy efficiency class | G |
| Energy information | At the time of preparing the document, no energy certificate was available. | | |

Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# The property





Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# The property





Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# The property





Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# The property





Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# The property





Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# The property





Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# The property





Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# The property





Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# The property





Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# The property





Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# The property





Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# The property





Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# The property





Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# The property





Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# A first impression

A stunning lakeside property.
Located directly on the charming Gabriele D'Annunzio lakeside promenade, in a setting that blends history, elegance, and privacy, this prestigious property enjoys direct access to the water and an unparalleled panoramic view of Lake Garda, with Isola del Garda taking center stage in the landscape. The extraordinary rarity of a lakeside property of this caliber makes it an exclusive asset, destined to maintain and increase its value over time.
Currently, the property is divided into three apartments, located on the first, second, and third floors. The existing layout offers the opportunity to combine the residential units, creating either a single, highly prestigious residence or a customized living solution, while maintaining maximum design flexibility. The layout allows for up to five bedrooms, five bathrooms, a spacious and bright panoramic living area on the top floor with direct access to the spectacular terrace of approximately 90 square meters overlooking the lake, as well as spaces dedicated to wellness and comfort, such as a wellness area, a home theater, a laundry room, and utility rooms.
The property also includes two spacious garages with sectional doors, located a short distance from the building—a highly valuable asset in such a central and exclusive setting.
To receive confidential information, the complete documentation, or to arrange a private tour, simply contact us.
This represents one of the extremely rare opportunities to acquire a property directly on the lakeside promenade of Gardone Riviera, one of the most prestigious and sought-after locations on Lake Garda.

Property ID: IT264923204 - 25083 Gardone Riviera – Gardasee

# All about the location

History notes:
Gardone Riviera was annexed with Lombardy to the Kingdom of Sardinia in 1859 and became Italian in 1861, but the village's fortunes began with the arrival of the Italian-Austrian Wimmer family. Luigi and Emilia Wimmer in 1877 bought the Cargnacco estate, later purchased by d'Annunzio: they officially moved from Brescia to Gardone in 1880. In 1881 they opened their first hotel, Il Pizzocolo. Luigi Wimmer became mayor in 1881 and accelerated the transformation of the town, laying the foundations of the garden city with the creation of green walks. It was mainly doctors, such as Dr. Rodhen and Koeniger, who spread the merits of the resort in German specialist journals, as a winter health resort suitable for people with delicate health.
After Wimmer's untimely death, Mrs. Emilia would expand the family hotel by founding the Grand Hotel Gardone Riviera, a favorite vacation spot for the many guests from Central Europe and Russia who would stay in the Garda village.
Location and climate:
The town of Gardone Riviera, which overlooks Lake Garda, is enclosed to the west and south by the Morenic Hills and to the north by Mount Lavino. The hamlet of San Michele is the largest and is located upstream along with the hamlet of Morgnaga, while the hamlet of Fasano insists on the lake. 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 culinary arts:
Various are the excellent restaurants in the area but the most renowned are :Lido 84 ( starred restaurant), Antico Brolo, Rowing bistro, Il Giglio 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 are reachable within 10 km , Arzaga, Garda 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 Gardone ( public and private )
- Port of Salò( public and private )
- Port of Maderno ( public )
Beaches Gardone Riviera and surroundings:
Rimbalzello beach
Rive Grandi beach in Barbarano.
Rive little beach.
For the little ones and more:
10 must-see amusement parks on Lake Garda ; smiles , fun, carefree family vacation....Gardaland Park, Gardaland Sea Life Aquarium, Caneva Aquapark, Movieland.

Property ID: IT264923204 - 25083 Gardone Riviera – 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