Toscolano Maderno – Gardasee

Farmhouse with lake view and olive grove

Property ID: IT264923334



PURCHASE PRICE: 2.240.000 EUR • LIVING SPACE: ca. 563 m^2 • ROOMS: 15 • LAND AREA: 50642 m^2

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At a glance

Property ID	IT264923334	Purchase Price	2.240.000 EUR
Living Space	ca. 563 m²	House	Farmhouse
Rooms	15	Total Space	ca. 2815 m²
Bedrooms	8	Condition of property	Needs renovation
Bathrooms	8	Usable Space	ca. 615 m²
Year of construction	1800	Equipment	Terrace, Fireplace

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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.		

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The property





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A first impression

A place able to amaze from the first glance, where the view opens to the entire lake, framed by the surrounding mountains in a perfect balance between nature and landscape.
The property is located in a charming hillside hamlet of Toscolano Maderno and is spread over two distinct lots, complementary to each other.
On the first lot there is a charming 19th-century farmhouse, with a residential area of more than 600 square meters, enclosed by ancient perimeter walls that preserve its historical character and total privacy. An approved project is already available, with charges paid, for the construction of three fine apartments. Alternatively, it is possible to transform it into a single exclusive residence with an annex, enhancing the original architecture through a contemporary intervention.
The second lot is a true natural heritage with more than 50,000 square meters of land overlooking the lake, with about 850 olive trees that draw a landscape of rare beauty and at the same time ensure concrete agricultural value. In this area, the construction of a farmer's residence of more than 500 sq m is allowed, as well as more than 5,000 sq m for rooms and ancillary spaces to serve the agricultural activity.
The property lends itself perfectly both to the creation of a receptive activity, such as an agritourism, and to the creation of a prestigious private residence, a large villa surrounded by greenery, with immense garden and olive grove, where privacy, authenticity and quality of life reach their maximum balance.
A truly unique property on the market, in terms of location, size, design versatility and timeless charm.
Contact us to arrange a private viewing and personally discover the extraordinary potential of this property.

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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 must-see amusement parks on Lake Garda ; the 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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For further information, please contact your contact person:

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