Padenghe sul Garda – Lombardei

Exclusive villa property directly on the lake with representative pool and own boat dock

Property ID: Immo-2021-287



PURCHASE PRICE: 10.000.000 EUR • LIVING SPACE: ca. 545 m^2 • ROOMS: 10 • LAND AREA: 3600 m^2

Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

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

Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

At a glance

Property ID	Immo-2021-287
Living Space	ca. 545 m²
Rooms	10
Bedrooms	7
Bathrooms	8
Type of parking	4 x Garage

Purchase Price	10.000.000 EUR
House	Single-family house / Detached house
Total Space	ca. 1550 m²
Usable Space	ca. 650 m²
Equipment	Terrace, Swimming pool, Sauna, Fireplace, Balcony

Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

Energy Data

Type of heating	Single-storey heating system
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

The property





Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

The property





Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

The property





Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

The property





Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

The property





Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

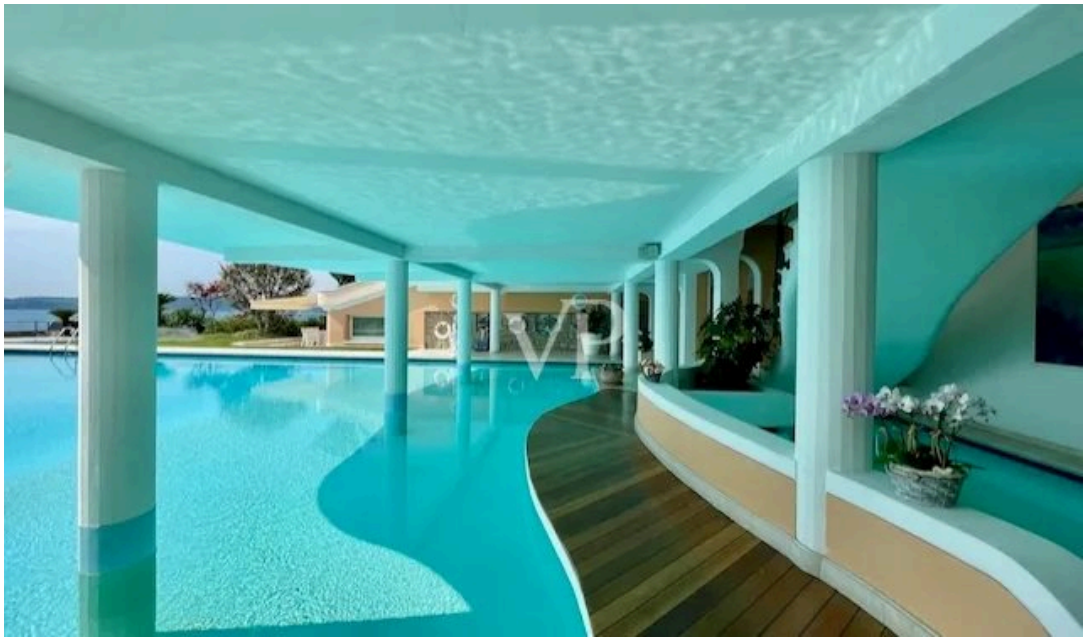
The property





Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

The property





Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

The property





Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

The property

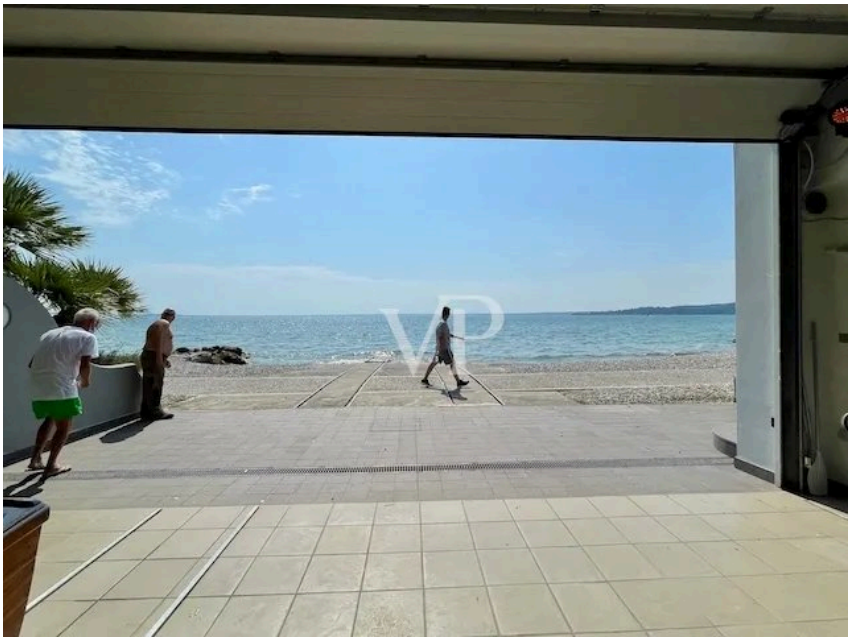




Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

The property





Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

The property





Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

The property



Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

A first impression

Lakefront manor house with huge pool and total lot of 3,600 m2.
This important property has an entrance with electric gate, and as a driveway leads a stone cube road with dividing bar to the lawned guest parking and garages. The garages are a detached property unit accessible from the courtyard behind the main house.

From the courtyard via a pedestrian staircase you reach the pool level and/or ground floor of the villa. The main villa has on the first floor approx. 400 m2, reached by a spiral staircase, consisting of entrance hall, kitchen, dining area, large living room with fireplace, 2 double bedrooms with master bathroom, a single bedroom with bathroom, 1 bathroom.

Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

Details of amenities

The residential complex consists of: main villa on the first floor with swimming pool and ancillary spaces on the ground floor and basement, ground floor apartment with separate access, caretaker apartment on the ground and first floor, garage and covered dock, surrounding garden with access and maneuvering spaces attached.
Other spaces:
- Large Tavern with fireplace space, kitchen, steam room, sauna of total 105 m2
- Outdoor kitchen with dining area and small greenhouse, outdoor barbecue of a total of approx. 80 m2
- Garage of approx. 90 m2 (garages) with storage room, laundry room, wine cellar and tool shed
- Double-height swimming pool with dimensions of about 23 × 11 meters, 2/3 open and the remaining space covered by the villa, which leans through pillars in the pool, filter room, inspection tunnel surrounding the sides of the pool, room for sun loungers and massage of approx. 30 m2
- Side swimming pool of 3 × 3 m, with whirlpool, completely separate from the main one
- Ground floor apartment of approx. 85 m2 consisting of living room, dining room, day bathroom, single room and double room with master bathroom
- Caretaker apartment on the ground floor of approx. 60 m2 consisting of living room, dining room, 2 bedrooms, 2 bathrooms
- Dock for boat storage of approx. 170 m2 complete with winches and rails from the inside of the dock go directly to the lake

Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

All about the location

This single villa, called "La palafitta", stands on a plot of approx. 3600 m2 directly on the lake, in the most prestigious residential area in the North-East of the municipality of Padenghe.

Padenghe sul Garda is located on the shore of Lake Garda in the province of Brescia. The town is perched on a hill in a beautiful scenic area and is part of the Valtenesi, a morphological unit that begins in Portese, near Salò and ends in Desenzano del Garda. The town has a small harbor and a beautiful long pebble beach with some cozy bars. In Padenghe you can find many hotels, bed and breakfasts, residences, holiday apartments and campsites for the many tourists who choose this beautiful area to spend their holidays.

The climate is mild and the Mediterranean vegetation is typical of the areas south of Lake Garda. As in many other cities and towns around Lake Garda, the surrounding areas are surrounded by meadows with vineyards, olive groves and cypress trees. Interesting buildings are Villa Barbieri, today the town hall, and the medieval castle, which with its historic crenellated walls surrounds the houses of the village. Above the walls rises the main tower, from which you can enjoy a wonderful view of the lake and the surrounding hills of the Valtenesi.

In Padenghe there are several inviting sports activities, from swimming to hiking and mountain biking - for sports enthusiasts there is plenty of choice. Also nearby there is a golf club with several golf courses (Garda Golf, Arzaga Golf).

Property ID: Immo-2021-287 - 25080 Padenghe sul Garda – Lombardei

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