



## Make Your Villa Unique on Lake Garda



### Ügynök információ

|            |  |
|------------|--|
| Név:       | ArKadia  |
| Cégnév:    |  |
| Ország:    | United Kingdom   |
| Telefon:   |  |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Hirdetés részletei

|           |                  |
|-----------|------------------|
| Ingatlan: | Eladó            |
| Ár:       | USD 1,088,529.94 |

### Elhelyezkedés

|                        |               |
|------------------------|---------------|
| Ország:                | Italy         |
| Állam/Régió/Tartomány: | Veneto        |
| Város:                 | Garda         |
| Feladta:               | 2024. 07. 28. |

#### Leírás:

Located in the beautiful Punta Grò area of Sirmione, this villa is an architectural gem designed to blend seamlessly with the surrounding landscape. Currently, the villa offers a gross internal area of just over 60 square meters, but it is being sold with an approved renovation project that aims to expand the area to over 140 square meters. This renovation plan aims to create a contemporary and attractive environment while maintaining the simplicity and elegance that characterize the original structure.

The layout of the spaces has been carefully designed to ensure maximum comfort and functionality. The project includes a new distribution of the interior spaces, with a spacious and bright living area that opens directly onto the garden and pool. Large windows allow natural light to flood the interior, creating a warm and welcoming atmosphere.

The pedestrian entrance has been strategically repositioned to provide more functional access to the property, leading directly to the pool area. The choice of materials for the exterior cladding will give the villa a natural and elegant look, perfectly in harmony with the surrounding environment. Various customization options are available to adapt the exterior cladding to the individual tastes of future owners.

The existing volumes of the villa maintain a traditional appearance, while the new volumes of the entrance and rear bathroom feature more modern and innovative lines. The project also includes a porch on the eastern side, designed to host an outdoor dining area, ideal for enjoying meals al fresco during the warm season.



The outdoor spaces are equally well-designed, with a private garden surrounding the property, enriched with local plants and flowers that create an oasis of tranquility and natural beauty. The private pool, centrally located in the garden, is the perfect place to cool off and relax during hot summer days.

This villa offers a unique opportunity: to purchase it in its current state and customize it according to your own desires and needs, taking advantage of the approved renovation project.

## Gyakori

|                    |         |
|--------------------|---------|
| Hálósobák:         | 3       |
| Fürdőszobák:       | 3       |
| Kész négyzetméter: | 160 nm  |
| Telekméret:        | 1000 nm |
| Floor Number:      | 1       |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Energy efficiency

|  |   |
|--|---|
| Energy Use (kWh/m <sup>2</sup> /year): | 4 |
|--|---|

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/WLCC-T1794/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T1794/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: sv-6296

