



## Exclusive villa with panoramic views and large plot - Ala (Trentino)



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 884,526.17

### Posizione

Nazione:	Italia
Stato / Regione / Provincia:	Trentino-Alto Adige
Città:	Ala
Cap:	38061
Pubblicato:	12/08/2025

### Descrizione:

Exclusive villa with panoramic views and large plot - Ala (Trentino)

In a dominant and peaceful position in the municipality of Ala, with breathtaking views over the valley below, this elegant villa is for sale - a true refuge of peace, nestled in unspoiled nature and equipped with spacious indoor and outdoor areas.

The detached property extends over three levels and impresses with its well thought-out room layout:

#### First floor:

Here you will find a spacious garage with space for up to four vehicles, a practical basement area with guest WC and a typical, comfortably furnished parlor with fully equipped kitchen - ideal for sociable evenings. A convenient internal staircase connects this floor with the upper living area.

#### Second floor:

A stylish main entrance leads into the light-flooded living area, consisting of an open-plan living room with a visible fireplace and access to the balcony as well as a custom-made eat-in kitchen, also with direct access to the balcony and the approx. 110 m<sup>2</sup> panoramic terrace - perfect for al fresco dining and relaxing hours with valley views. A spacious double bedroom suite and a daylight bathroom with shower complete this level.



## Top floor:

The sleeping floor comprises two elegant bedrooms, each with its own spacious daylight bathroom - one with a shower, the other with a bathtub - as well as a further single room, which is ideal for use as a fourth bedroom, study or versatile space.

The interiors are tastefully furnished to a high standard. Fine materials, well-kept details and a well thought-out lighting concept create a homely atmosphere and reflect the excellent state of preservation as well as the high level of living comfort. The architecture creates a harmonious combination of indoor and outdoor space.

## Outdoor area:

The villa is surrounded by a spacious garden with a barbecue area and several seating areas - a paradise for connoisseurs, ideal for long summer evenings and convivial hours with a view of the valley. There are also numerous parking spaces in the paved forecourt, some of which are already covered.

The property includes approx. 3 hectares of woodland and around 2 hectares of cultivated olive grove - a total of over 5 hectares of private farmland. The purchase price includes all equipment and machinery for maintaining the land as well as a modern drip irrigation system, fed from a collection basin with a capacity of over 150 m<sup>3</sup>, which is designed for the entire area.

## Location & potential use:

This exceptional property is suitable both as an exclusive main residence or vacation home as well as for tourist use, for example as a B&B or agriturismo. Thanks to its strategic location, you can reach Lake Garda, the Folgaria ski resort, Verona airport and the city of Trento in around 1 hour and just 40 minutes respectively.

A rare offer for those who want to combine peace, nature, comfort and potential for personal or business projects.

Contact us for more information or a personal viewing appointment.

Number of rooms (Vani): 7

Bedrooms: 4

Bathrooms: 4

Year of construction: 2003

Energy certificate: in preparation

Heating: Autonomous

Kitchen: Eat-in kitchen

Living room: Single living area

Availability: Free

Condition: Excellent

Number of units: 1

Fireplace: Yes

Terrace: Not covered, directly connected



## Ala - Historic silk town in the heart of Trentino

Ala is a charming small town in southern Trentino, picturesquely nestled between the Lessinian Alps and the Adige Valley. With its strategic location on the historic Brenner route, just a few kilometers from the freeway exit, Ala ideally combines peace and nature with easy accessibility - both towards Trento and Verona.

The town looks back on a rich history, which was characterized by the flourishing silk production, especially in the 17th and 18th centuries. Magnificent aristocratic palaces, narrow streets and historic town houses still bear witness to this glorious era. The old town, which is one of the best-preserved historical centers in Trentino and regularly hosts cultural events and music festivals, is particularly worth a visit.

Ala is surrounded by a diverse natural landscape: rolling hills, vineyards, olive groves and extensive forests invite you to go on hikes, bike tours and excursions. The nearby Lessini Mountains Nature Park and the Parco Naturale del Monte Baldo offer countless opportunities for nature lovers and sports enthusiasts.

Despite its quiet location, Ala offers a good infrastructure with stores, restaurants, schools and a train station with direct connections to Trento and Verona. Lake Garda, the Folgaria ski resort and Verona airport are all less than an hour away.

Ala is a place for people who appreciate authentic Italian flair, closeness to nature and quality of life - a real insider tip in Trentino.

All information is subject to change, non-binding, without guarantee and based on information provided to us by our client. We assume no liability for completeness, correctness and up-to-dateness. We reserve the right to intermediate mediation.

We would like to point out that, in the event of success, our activity will result in a brokerage commission and/or a commission for the provision of evidence. In the case of sale, the commission is 4.88% (4.00% + 22% Italian VAT) of the notarized purchase price. Our general terms and conditions apply.

### Comune

Finito piedi quadrati: 210 mq  
Dimensione del lotto: 50000 mq

### Lease terms

Date Available:

### Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/HOHM-T164/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T164/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

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