



Exclusive home within the historic Tenuta delle Posteghe, set in the Garda Golf

Informazioni sull'Agente

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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 549,000

Posizione

Nazione:	Italia
Stato / Regione / Provincia:	Lombardy
Città:	Desenzano del Garda
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Descrizione:

Set within the charming Tenuta delle Posteghe, a historic estate nestled in the green hills of Polpenazze del Garda and located within the prestigious Garda Golf setting, we present an elegant apartment that seamlessly blends timeless character with a refined and contemporary lifestyle.

From the very first glance, the property stands out for the unique atmosphere that defines the entire estate: tree-lined avenues, expansive green areas, elegant architecture and picturesque views create a rare environment where privacy and beauty coexist in perfect balance. An ideal setting for those who wish to experience Lake Garda in an authentic way, away from the crowds yet in a highly strategic location.

The apartment is accessed via a spacious private terrace, a true outdoor living area perfect for relaxing or entertaining. This space naturally extends the living area and immediately introduces the calm and refined ambiance of the home.

The entrance opens onto a bright and welcoming living area, with well-organized and functional spaces. The open-plan kitchen flows seamlessly into the living room, creating a practical and enjoyable environment for everyday living. The fireplace adds warmth and character, while the large window enhances natural light and creates a pleasant connection with the outdoors. This level is completed by a convenient guest bathroom with laundry area.

An internal staircase leads to the upper floor, dedicated to the sleeping area, designed to ensure comfort



and tranquility. The master bedroom is elegant and intimate, with access to a charming loggia that represents one of the most distinctive features of the property: a truly evocative space enriched by unique architectural details, creating a special and atmospheric setting. The second bedroom, more compact in size, is ideal as a guest room, children's room or home office, offering excellent versatility. This floor is completed by a windowed bathroom, well-maintained and functional, featuring a whirlpool bathtub.

The property stands out for its harmonious balance between contemporary elements and traditional charm, with finishes and solutions that enhance the identity of the setting while ensuring practicality and comfort.

The residence is part of a prestigious residential context, surrounded by a beautifully maintained centuries-old park that offers scenic views throughout the seasons. The swimming pool, set within the greenery, further enhances the living experience, providing a peaceful retreat just steps from home.

The property also includes a convenient private garage, an increasingly valuable feature in a setting of this caliber.

Amenities

The property offers a comprehensive range of features, thoughtfully designed to ensure everyday comfort while enhancing the historic character of the estate.

Wood-framed double-glazed windows provide effective thermal and acoustic insulation, while remaining fully consistent with the architectural style of the setting. Heating is independently managed through a radiator system, allowing for efficient control of consumption, while cooling is provided by a heat pump with inverter technology and split units, ensuring flexibility and performance during the warmer months.

A high level of security is guaranteed by the presence of an alarm system, video surveillance, and a video intercom, offering practical and immediate control over access.

The terrace is equipped with a sun awning, significantly improving its usability during the hottest hours of the day and making it a truly livable outdoor space.

Particular attention has been given to the interior finishes: the frescoed ceilings are a distinctive feature of great charm, further enhanced by decorative work carried out by a professional artist. In the bedrooms, painted ceilings have been created, adding a unique and evocative atmosphere to the spaces.

The bespoke furnishings, crafted by Rossi Arredamenti in Botticino, have been designed to seamlessly integrate the kitchen into the living area. The use of walnut wood creates a visual continuity with the seating and fireplace, softening the technical presence of the kitchen and resulting in an elegant and discreet overall effect.

Mosquito screens are installed in the sleeping area, a practical feature that enhances comfort during the summer season.



Overall, the property's features define a home that has been meticulously curated in every detail, ready to be enjoyed and perfectly aligned, both aesthetically and functionally, with the quality and character of its setting.

Location

The property is set within the Tenuta delle Posteghe, one of the most distinctive and sought-after estates in the Valtenesi area, nestled in the rolling hills of Polpenazze del Garda and positioned within the prestigious Garda Golf setting.

The complex stands out for its rare balance between nature, history and privacy. The entire estate is surrounded by an expansive private park of approximately 40,000 square metres, beautifully maintained and designed to ensure peace, seclusion and an exceptional quality of life. Walking along its tree-lined paths or simply enjoying the open spaces offers a sense of calm that feels far removed from everyday life, while still being just minutes from the lake.

The historical significance of the building further enhances the uniqueness of the property. During the period of the Republic of Salò, the estate hosted the offices of the Ministry of War, a detail that highlights its architectural prestige and cultural relevance.

In terms of amenities, the complex offers features of a high standard, including a swimming pool set within the greenery and direct access to the golf course, making the setting particularly exclusive. It is not uncommon to see golf carts passing through the grounds, a detail that subtly reflects the relaxed and refined lifestyle typical of such environments.

The location is also highly convenient from a logistical perspective. Despite its peaceful hillside setting, the estate is within easy reach of everyday services, as well as the centres of Desenzano del Garda and Salò and the main transport routes. Within just a few minutes, it is possible to reach the lake, restaurants and the most renowned destinations in the area, making this property ideal both as a primary residence and as a refined holiday home.

Comune

Camere da letto:	2
Bagni:	2
Finito piedi quadrati:	95 mq
Floor Number:	2

Room details

Total rooms:	3
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Lease terms

Date Available:

Informazioni aggiuntive

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