



## Prestigious Residence among Vineyards and History on Lake Garda



### Informações do Revendedor

|                  |  |
|------------------|--|
| Name:            | ArKadia  |
| Nome da Empresa: |  |
| País:            | Reino Unido  |
| Telefone:        |  |
| Languages:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Detalhes do anúncio

|               |                  |
|---------------|------------------|
| Imóveis para: | Venda            |
| Preço:        | USD 5,754,508.55 |

### Localização

|                        |            |
|------------------------|------------|
| Country:               | Itália     |
| State/Region/Province: | Vêneto     |
| Cidade:                | Garda      |
| Adicionado:            | 13/05/2024 |

#### Informação adicional:

Discover the timeless charm of this extraordinary historic residence, masterfully restored to combine modern luxury with cultural heritage. Located in the heart of the Morenic Hills and overlooking the magnificent Lake Garda, this property expresses its value through a vast lush garden, enriched with aromatic essences and colorful blooms. The architecture reflects the elegance and historicity of the place, with a renovation that has skillfully enhanced the traditional flavor while maintaining a high standard of modernity and comfort. Refined interiors and carefully selected furnishings blend in perfect harmony with the outdoor environment, creating a cozy and classy atmosphere. Every detail is designed to ensure a unique and unforgettable living experience. Fine finishes, high-quality materials and meticulous attention to every aspect of interior design make this residence ideal for those seeking exclusivity and sophistication. The property includes spacious and bright spaces, with large windows offering panoramic views of the surrounding landscape, immersing you in the tranquility and natural beauty of the place. The property is designed to ensure luxurious living and comfort, with spacious and perfectly lit living areas, spacious bedrooms, and rooms dedicated to relaxation and personal well-being. The marriage of old and modern is manifested in the smallest details, creating an atmosphere that is rich in history yet extremely functional and contemporary.

#### Amenities

The complex includes a main body dedicated to hotel accommodation, complete with high-quality reception and catering services. In addition, there are three independent villas: Villa Zafferano, Villa



Elena and Villa Lorella, each furnished in the "country chic" style that characterizes elegance and comfort. These residences offer privacy and tranquility, as well as luxury amenities such as spacious bedrooms, modern bathrooms, and fully equipped kitchens. Villa Lorella has generous spaces such as a tavern, wine cellar, and a large toilet with laundry room, while Villa Zafferano and Villa Elena offer spacious bedrooms with private bathrooms and bright work studios. The heart of the property is a large swimming pool, unobtrusively situated to ensure maximum privacy, surrounded by vineyards that create a perfect retreat for relaxation and well-being, surrounded by nature but with all modern conveniences at hand. In addition to the pool, the property also boasts other amenities such as an exclusive BBQ area, perfect for entertaining guests and holding events in an enchanting setting. The complex has a spacious garage, capable of accommodating a wide range of vehicles, and multipurpose areas suitable for hosting recreational and social activities.

## Location

Located near the historic Tower of San Martino della Battaglia, this residence not only offers spectacular views of the picturesque villages of Lake Garda, but also occupies a prime location for lovers of Italian history and culture. The area is famous for the production of Lugana wine, one of the most internationally acclaimed, with vineyards that stretch as far as the eye can see and contribute to a landscape of incomparable beauty. Easily accessible from major cities such as Verona and Brescia, the property is also within easy reach of other lake resorts, offering the perfect balance between secluded tranquility and proximity to the region's main tourist and cultural attractions. Excursions, nautical activities, exploration of ancient villages and wine and food tastings are just some of the experiences you can enjoy while living in this magnificent location. The proximity to the Tower of San Martino della Battaglia, a monument dedicated to the historic battle for Italian independence, adds an additional level of historical and cultural interest, making this property unique not only for its beauty and functionality, but also for its historical significance and strategic position in the Italian landscape.

## Comum

|                         |                      |
|-------------------------|----------------------|
| Quartos de dormir:      | 22                   |
| Banheiro:               | 30                   |
| Pés quadrados acabados: | 3000 m <sup>2</sup>  |
| Tamanho do lote:        | 14000 m <sup>2</sup> |
| Floor Number:           | 3                    |

## Room details

|              |    |
|--------------|----|
| Total rooms: | 36 |
|--------------|----|

## Energy efficiency

|  |   |
|--|---|
| Energy Use (kWh/m <sup>2</sup> /year): | 1 |
|--|---|

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/WLCC-T1672/?utm\\_camp](http://www.arkadia.com/WLCC-T1672/?utm_camp)



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**Contact information**

IMLIX ID:

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