



Semi-detached villa with wonderful lake view

Emlakçı Bilgisi

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

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 1,110,919.06

Konum

Ülke:	Italy
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Açıklama:	

An opportunity like no other, where the timeless charm of the lake meets the boundless potential of a home ready to be shaped to your own vision. This semi-detached villa, while requiring a complete renovation, stands as a blank canvas awaiting the creativity and lifestyle aspirations of those seeking a truly unique and personalised living experience. Set in a commanding and highly desirable position, it boasts breathtaking 180° lake views that enchant in every season, offering spectacular sunrises and unforgettable sunsets.

The ground floor of this captivating property opens onto spacious, light-filled interiors designed for both social living and relaxation. The current generously sized living area can be transformed into an elegant lounge with expansive floor-to-ceiling windows framing the lake scenery, creating a seamless dialogue between indoor and outdoor spaces. Envision a contemporary fireplace, a cosy reading corner, or an entertainment area, all bathed in natural light and surrounded by the serenity of the landscape.

The separate eat-in kitchen offers the flexibility to remain a distinct space for lovers of traditional culinary experiences, or to be integrated into a modern open-plan layout connecting the living and dining areas. This highly sought-after contemporary solution would create the vibrant heart of the home, perfect for entertaining guests or enjoying family moments, with the lake view as a constant backdrop. A guest bathroom completes the floor, easily upgraded with stylish finishes and modern functionality.

Yet the true highlight of the ground level is the direct access to the expansive private garden. This outdoor space, generous in size, represents a genuine oasis of tranquillity and beauty. Here, you can design the garden of your dreams: a manicured lawn, flowering borders, a vegetable garden, or even an



infinity pool that blends seamlessly with the blue horizon of the lake. It is the ideal setting for summer barbecues, outdoor gatherings, or simply enjoying moments of peace, reading under the shade of a tree or savouring a coffee while admiring the majesty of the surrounding scenery. The stunning lake view from the garden is a rare privilege, inviting a lifestyle centred on nature and open-air living.

Ascending to the upper floor, you enter the sleeping quarters, a haven of comfort and privacy. This level features four bedrooms, including two double rooms, ensuring ample space for family members or stylish accommodation for guests. The double bedrooms, in particular, offer the potential to be transformed into luxurious master suites complete with walk-in wardrobes and en-suite bathrooms, creating true personal retreats with privileged lake-facing outlooks. A spacious, windowed bathroom completes the first floor.

This property is not merely a residence, but an experience, a place to create lasting memories and embrace a lifestyle defined by beauty, serenity, and possibility.

Amenities

The renovation of a lakeside property with direct or immediate access to the shoreline represents a unique opportunity to create a prestigious residence that harmoniously combines scenic charm with modern comfort and functionality. The selection of structural, technical and aesthetic features is crucial in order to maximise the value of the investment and ensure a superior living experience. This text outlines the essential and desirable specifications for a project of this calibre.

A contemporary renovation project cannot overlook high energy efficiency standards. The installation of external or internal thermal insulation systems, the replacement of windows with thermally broken frames and low-emissivity glazing, and the insulation of the roof and floor slabs are interventions that significantly reduce energy consumption while enhancing both thermal and acoustic comfort. In terms of building systems, the adoption of high-efficiency heating and cooling solutions is recommended, such as geothermal or air-to-water heat pumps, ideally integrated with solar thermal panels for domestic hot water production and photovoltaic systems for electricity generation.

Outdoor spaces represent a natural extension of the home. A well-designed landscaped garden, featuring native and low-maintenance plant species, can include relaxation areas, outdoor dining spaces and, where possible, an infinity pool that visually blends into the lake horizon. Exterior lighting not only ensures safety but also creates evocative atmospheres. Direct lake access, whether through a private jetty or a dedicated pathway to the shoreline, constitutes an asset of exceptional value. A boat storage facility or a designated area for nautical equipment such as kayaks and paddleboards is essential for water sports enthusiasts. It is also advisable to consider the installation of an outdoor shower, ideal for rinsing off after swimming in the lake.

Location

The property is located in Moniga del Garda, just steps from the main town square and a short distance from the lake. A central and strategic setting that allows residents to reach all essential services on foot, including shops, cafés, restaurants, the pharmacy and the historic centre, while still enjoying a well-kept and private residential environment.



Its proximity to the lakeside promenade, the marina and the beaches makes this property particularly appealing both as a primary residence and as an elegant second home on Lake Garda. The location offers the opportunity to experience the authentic rhythm of village life, with the convenience of not needing a car for everyday activities.

Moniga del Garda is widely appreciated for its perfect balance between centrality, tranquillity and quality of urban living, factors that help preserve property values over time. Situated on the Brescia side of Lake Garda, in the heart of the Valtenesi region, it represents an ideal choice for a prestigious real estate investment.

Known as the “Town of Chiaretto” for its renowned rosé wine production, Moniga offers an authentic yet refined atmosphere. Its strategic position, within easy reach of Desenzano and Salò, ensures excellent connectivity while maintaining a peaceful setting.

The village is dominated by its well-preserved medieval castle, offering charming panoramic views over the lake. The modern marina provides the perfect starting point for exploring Lake Garda or simply enjoying spectacular sunsets. The beaches are wide and sun-filled, complemented by scenic cycling and walking paths winding through olive groves and DOP vineyards.

Choosing Moniga del Garda means embracing an exclusive lifestyle where natural beauty blends seamlessly with high-quality services and a rich cultural and gastronomic heritage. The proximity to golf courses, wellness centres and nature trails further enhances the appeal of one of the most authentic destinations on Lake Garda.

Genel Bilgiler

Yatak odası:	4
Banyo:	2
Bitmiş metrekare:	180 m2
Arazi Büyüklüğü:	400 m2
Floor Number:	2

Room details

Total rooms:	5
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Lease terms

Date Available:

Ek Bilgiler

Web Sitesi URL'si: http://www.arkadia.com/WLCC-T2581/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

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