

**Villa
Chizzoline
€ 1.690.000 negotiable
Ref. 33091002-166**



566 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 8

Elegant Eco-Efficient Villa with Large Farm in Soiano del Lago

Ref: AT-002-166

Just a few kilometers from the shores of Lake Garda, nestled in the tranquil countryside of Soiano, we offer a splendid property combining maximum living comfort with exceptional environmental sustainability. This recently built villa is equipped with an 87 kW photovoltaic system, ensuring high energy performance and significant savings on operating costs. The property includes over 2 hectares of agricultural land, providing absolute privacy and a versatile agricultural option.

Efficiency and Construction Quality

Built to a high standard, the villa offers excellent thermal comfort and high indoor air quality, while maintaining a low environmental impact. Thanks to its energy efficiency, air conditioning costs are kept low, making this residence ideal for those seeking a modern and sustainable home.

Living Spaces and Flexibility

The villa is spread over two levels connected by an elevator. On the mezzanine floor, a space of approximately 180 square meters, currently in an advanced state of completion, overlooks an enchanting landscape and offers extensive customization options. In just 2-3 months and on a modest budget, this space can be completed to create up to three double bedrooms with private bathrooms, as well as

a living area with a living room and kitchen.

The basement level features a habitable apartment, complete with a living room, kitchen, bathroom/laundry room, double bedroom, and hobby rooms. This level also features a home theater and a music room, both meticulously designed to ensure a high-quality entertainment experience.

Appurtenances and External Spaces

The property includes a large 107 m2 warehouse with an 80 m2 porch in the basement, as well as a 150 m2 shed on the mezzanine floor, currently used as a parking lot but easily convertible into additional storage space.

Agricultural land with orchard and vegetable garden

The property extends over 2 hectares of agricultural land, organized to accommodate a mixed orchard with rows of berries (blueberries, blackberries, raspberries, gooseberries, and redcurrants) and a vegetable garden structured using the "quincunx" method, a checkerboard layout of Roman origin that optimizes sun exposure and ventilation for each plant. This space is ideal for those looking to start a farming business or simply enjoy a private vegetable garden.

External Equipment

The villa's garden is complete with an automated irrigation system, a well, and a provision for the construction of a swimming pool, offering all the comforts to make the most of your outdoor space.

Unique Life Experience

This property represents a unique opportunity for those who wish to combine the well-being of an eco-sustainable residence with the opportunity to cultivate their own farming activity in a natural and panoramic setting just steps from Lake Garda. Its innovative design and modern amenities make it more than just a home, but a true living experience.

This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Certification

Energy Class: A4

Property details

Address: Via dei Colli, 15

Zip Code: 25080

Bedrooms: 4

Bathrooms: 4

Rooms: 8

State of Preservation: Excellent

Level: On two-levels

Total Floor: 2

Indipendent heating: Indipendent

Lift: Yes

No Barriers: Yes

Year built: 2013

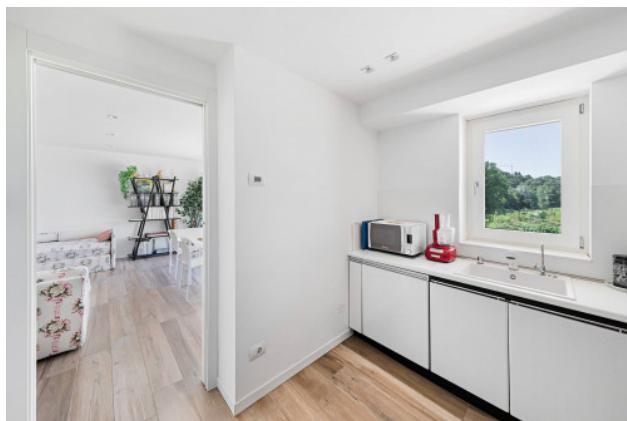
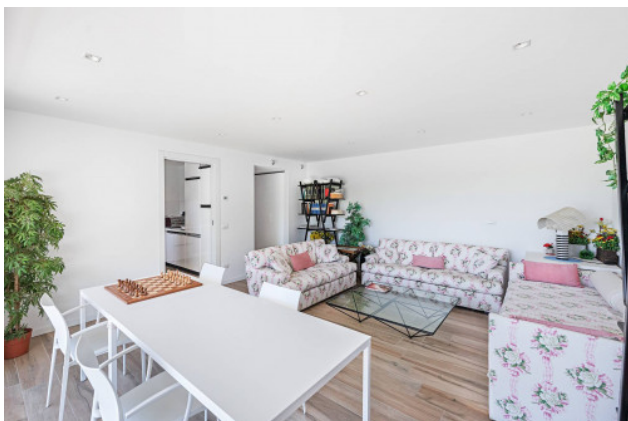
Current Status: Free for the notarial deed

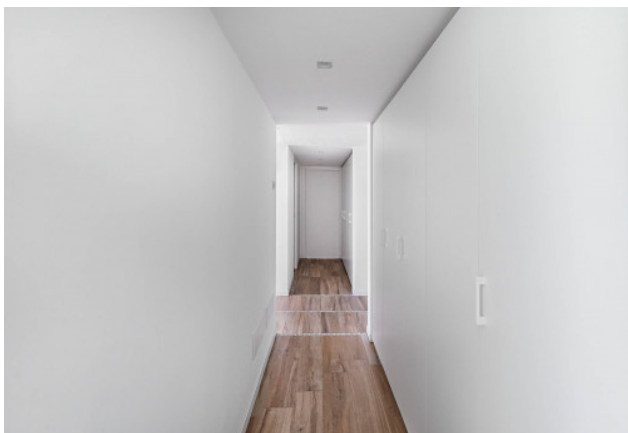
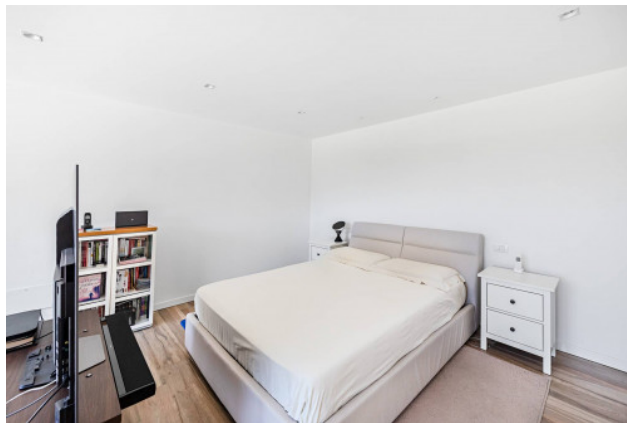
Garden: Private

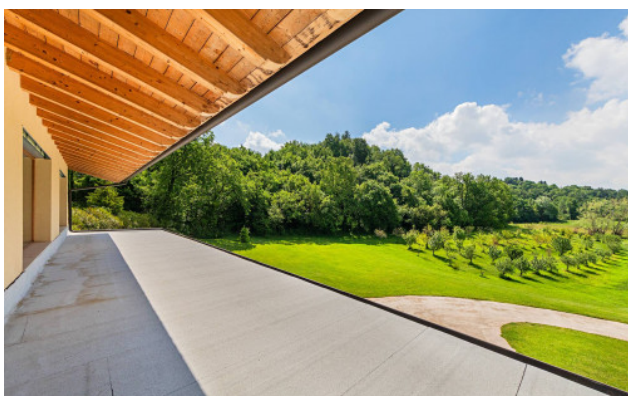
Kitchen: Regular Kitchen

Box: Quadruple

Pets Allowed: Yes











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