

**Detached House
Gardoncino
€ 499.000 negotiable
Ref. 33091003-173**



232 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6

Ref: MS-003-173

Charming portion of a building with lake views and a garden in the historic center of Gardoncino - Manerba del Garda.

In the heart of the charming village of Gardoncino, in one of the quietest and most sought-after areas of Manerba del Garda, we offer a characteristic portion of a property nestled in a historic courtyard. The house, dated but well-maintained and updated over time, retains all of its original charm.

Spread across two levels and covering approximately 193 square meters, the property is surrounded on three sides by a large private garden of approximately 260 square meters, ideal for relaxing outdoors. The real highlight is the splendid lake view, which opens from almost every window, offering truly picturesque views.

The ground floor welcomes you into a bright kitchen with direct access to both the garden and a pleasant terrace/patio overlooking the lake, perfect for al fresco dining. A convenient storage room, a central room with a renovated bathroom with shower, and an additional room currently used as a bedroom, complete with a characteristic fireplace, complete the floor.

Going upstairs we find two large bedrooms, both with an enchanting lake view, as well as a central room with a windowed bathroom and shower.

Outside, the garden also features a handy storage room with a guest bathroom, complementing the existing above-ground pool.

An ideal solution for those seeking tranquility, charm, and a unique lake view, without sacrificing the convenience of the historic center.

This announcement is for informational and commercial purposes only: the information provided has no contractual value and is subject

to change.

Certification

Energy Class: G

Property details

Address: via xxv aprile, 39

Zip Code: 25080

Bedrooms: 3

Bathrooms: 3

Rooms: 6

State of Preservation: Good

Level: On two-levels

Total Floor: 2

Indipendent heating: Indipendent

Year built: 1900

Current Status: Free for the notarial deed

Garden: Private, 262 sq.m.

Sea Distance: 415 meter

Kitchen: Regular Kitchen













