

**Villa
Barcuzzi
€ 2.400.000
Ref. 33091077-21**



239 sq.m. | Bathrooms: 5 | Bedrooms: 3 | Rooms: 6

Ref: LL-077-21

THE PRICE REFERS TO THE PROPERTY DELIVERED IN ITS UNFINISHED STATE.

Prestigious Residence in a Dominant Position with Full Lake View

In one of the highest and most panoramic areas of Lake Garda, we offer for sale a soon-to-be-built detached villa featuring a linear architectural design and optimal sun exposure. The property stands out for its commanding position, which guarantees unobstructed lake views from every level.

The main residence spans 240 square meters on the ground floor, where the spaces were designed to provide a seamless flow between the living area and the dining area with an open kitchen, complemented by a shared bathroom. Large windows seamlessly integrate the exterior with the interior. The first floor is entirely dedicated to the sleeping area, featuring a master suite with a walk-in closet and private bathroom, flanked by two additional double bedrooms with a second bathroom.

The basement extends the covered area by over 300 square meters, serving as a multifunctional space dedicated to wellness and hospitality. This level houses a spa area complete with services and a laundry room, as well as a separate apartment designed to

ensure maximum privacy for guests.

The outdoor area includes a private garden of over 800 square meters surrounding the home, which includes a private swimming pool measuring over 40 square meters. The property is offered fully furnished and turnkey, while furnishings are not included in the offer.

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For technical information and documentation consultations, our consultants are available at our offices in Manerba del Garda, Desenzano, Salò, Sirmione, and Peschiera del Garda.

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 Barcuzzi, 1	Zip Code: 25017
Bedrooms: 3	Bathrooms: 5
Rooms: 6	State of Preservation: Excellent
Total Floor: 3	Indipendent heating: Indipendent
Parking: Uncovered Parking	Year built: 2026
Terrace: Present	Garden: Private
Sea Distance: 3.500 meter	Kitchen: Regular Kitchen
Box: Double	





