

Villa
€ 1.100.000
Ref. 33091067-26



417 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 6

GC-067-26

Moniga del Garda – Manor house with pool, lake view, and spacious living spaces

In a quiet and private location, on a quiet, cul-de-sac, we offer a prestigious detached villa with a private pool and an approximately 800 square meter garden adorned with numerous olive trees. The property is just 300 meters from the main amenities and approximately 600 meters from the beach and the port of Moniga del Garda.

One of the property's strong points is the large south-facing porch, which receives full sun throughout the day, ideal for enjoying the outdoor spaces in any season and enjoying a pleasant partial lake view.

The villa is spread over several levels and offers particularly generous spaces:

Ground floor

Large and bright living room; Eat-in kitchen; Two bedrooms; Two bathrooms.

First floor

Connected by an internal staircase, we find a spacious attic with a maximum height of 2.90 m and a minimum of 1.65 m, currently arranged with:

Two rooms currently used as bedrooms; A kitchen, easily convertible into an additional bedroom; A living room that could also be converted into a bedroom; A charming pocket terrace with a splendid lake view.

This level offers interesting possibilities for customization and redistribution of spaces according to your needs.

Basement:

With independent access from the main house, there is a three-room apartment consisting of:

Living room with open kitchen; Two bedrooms; Bathroom.

The unit is currently leased with a contract expiring in April 2027, representing an interesting source of income.

The property is completed by:

Large double garage; Laundry room; Utility room; Various accessory and service rooms in the basement

Indicative surfaces:

Ground floor: approximately 130 m2 Attic: approximately 130 m2 Basement: approximately 240 m2 Covered porch: approximately 110 m2 Private garden: approximately 1,060 m2 Total commercial area: approximately 417 m2

The villa was built in the early 1980s and is still in good overall condition. While perfectly habitable, some modernization work would further enhance its potential, transforming it into a highly prestigious residence.

Advertisement and photographs for informational and commercial purposes: the data shown have no contractual value and may be subject to change.

Property details

Address: VIA PERGOLA, 36

Zip Code: 25080

Bedrooms: 5

Bathrooms: 4

Rooms: 6

State of Preservation: Good

Level: On two-levels

Total Floor: 3

Indipendent heating: Indipendent

Parking: Carport

Year built: 1980

Current Status: Free for the notarial deed

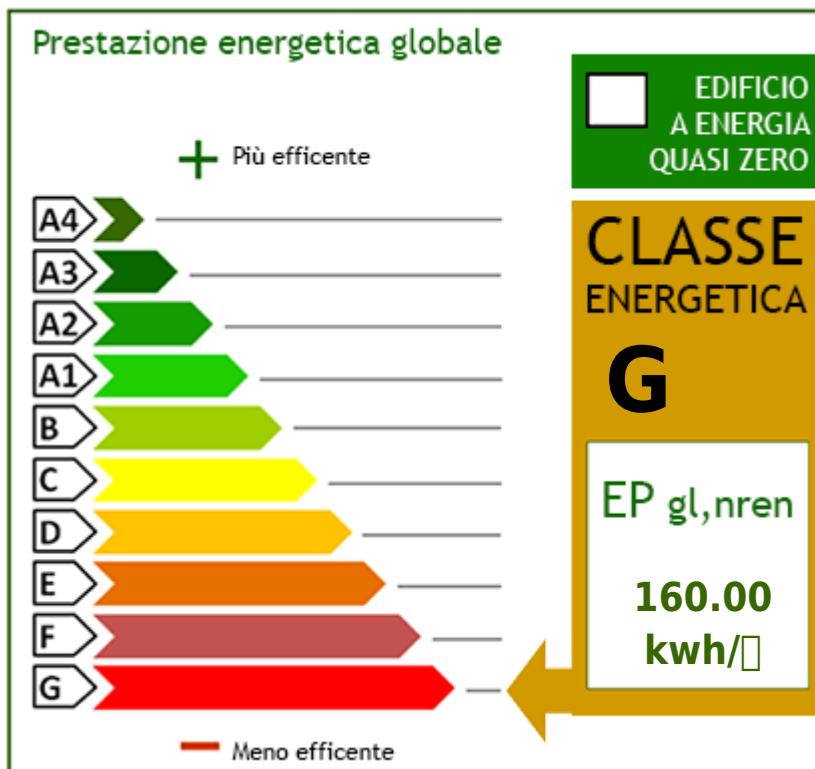
Balconies: Present

Terrace: Present

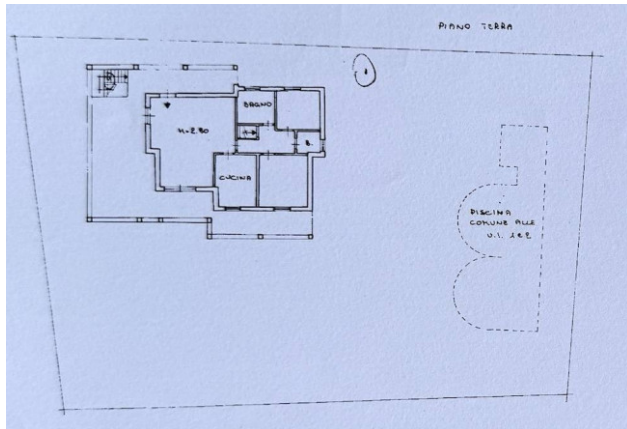
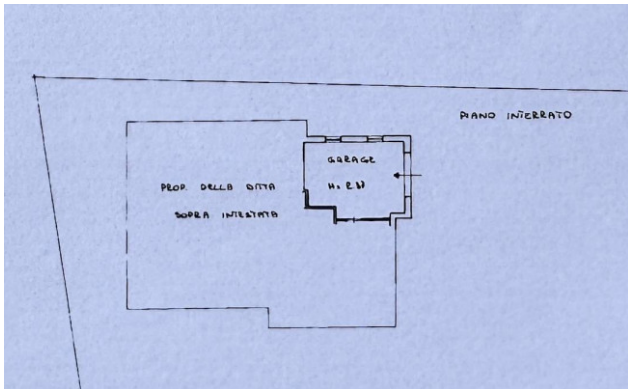
Garden: Private

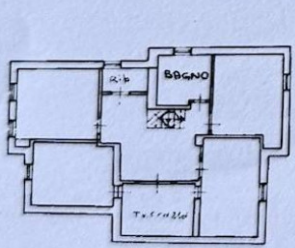
Kitchen: Regular Kitchen

Box: Double

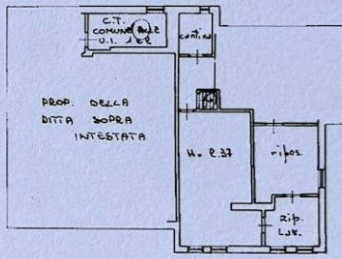




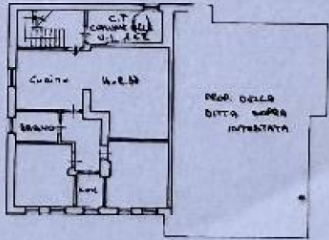




H min : 1.25
H max : 2.90



PROP. DELLA
DITTA SOPRA
INTESTATA



DEPT. OF L.A.
DIST. NO. 1000
INVEST. 1000