

Costermano sul Garda – Veneto

Wonderful view on the bay of Garda - beautiful  
surrounding development in mediterranean nature  
and own production of olive oil

Property ID: IT23492630\_2



LIVING SPACE: ca. 151,5 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 3.150 m<sup>2</sup>

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## At a glance

Property ID	IT23492630_2
Living Space	ca. 151,5 m <sup>2</sup>
Rooms	7
Bedrooms	4
Bathrooms	5
Year of construction	2023

Purchase Price	On request
Commission	commissionable
Total Space	ca. 492 m <sup>2</sup>
Usable Space	ca. 162 m <sup>2</sup>
Equipment	Terrace, Swimming pool

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## Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	27.07.2033
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	20.00 kWh/m²a
Energy efficiency class	A



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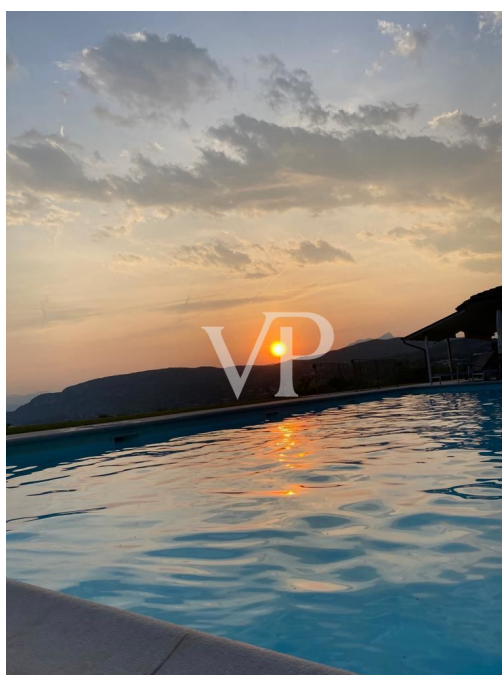
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## A first impression

Villa degli Olivi: Fantastic view on the bay of Garda - beautiful surrounding development in Mediterranean nature. Large cultivated olive grove of proportionally approx. 3.149,91 square meters with own oil production.

Villa B:

Projected new construction of a villa on two floors with swimming pool (approx. 60 m2) and carport.

The building permit is available and it can be started immediately. The large plot is very quiet, without direct neighbors, secluded and surrounded by olive trees. The central connection to the village offers many amenities such as quick access from Affi, shopping facilities, pharmacy and a gas station.

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## Details of amenities

### Garden floor:

Open living area with kitchen and dining room, with beautiful views to the outdoor terrace, nestled in the olive grove. The villa is designed for open plan living, with plenty of light and space for free expression, always focusing on the beautiful view of the Mediterranean nature. On the upper floor it offers a gross living area of approximately 91.40 square meters.

A guest toilet, a checkroom and the master bedroom with en suite bathroom are also located on this floor. The terrace offers a covered area on the side of the entrance, like a portico typical for Mediterranean villas, leads from the north along the complete front side of the villa (sea side) and merges on the south side to an open seating area (approx. 51m<sup>2</sup>).

### Lower Floor:

This floor offers approximately 102.70 square meters of gross living space which is divided as follows:

From the two bedrooms there is also a ground level exit to a beautifully landscaped outdoor terrace of approximately 173.76 m<sup>2</sup>. This is projected behind the building under the landscaped area of the upper floor. Thus, an independent terrace area is designed, which serves for pleasant shading and creates a quiet zone. The bedrooms have a great source of light due to the floor-to-ceiling windows. Both bedrooms are designed with en suite bathrooms. The fitness room is located between the two rooms and could of course also be used as a third bedroom, as there is also a bathroom available here.

The uncovered terrace area of the villa totals approximately 385.80 square meters and the covered portion another approximately 80.94 square meters.

A spacious basement and utility room and a wine cellar complete the comfort (total approx. 46.23 m<sup>2</sup> ).

The large carport is located on the north side of the property, on which the pool is arranged. From the appealing sunbathing area with approx. 37.70 square meters you have a wonderful lake view.

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## All about the location

Costermano sul Garda.

Idyll in the hinterland with breathtaking lake view!

The small community is located in the hinterland of Lake Garda, not far from Garda. Here you can spend your vacation in peace and quiet and yet you are not far from the lake.

The four hamlets of Albarè, Castion Veronese, Costermano and Marciaga are idyllically distributed in the rolling hills, Monte Baldo and Monte Brione are close and the provincial capital Verona is also within easy reach.

There are great lake views from the property and Costermano is a great place to live in nature. One has created many great hiking trails through vineyards and olive groves, which are very well signposted.



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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Largo Dante Alighieri, n.3, 25087 Salò

Tel.: +39 0365 690596

E-Mail: [salo@von-poll.com](mailto:salo@von-poll.com)

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