

Torri Del Benaco – Torri del Benaco

# Ready to live: modern villa with spectacular views of Lake Garda

Property ID: IT244151580



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 2.200.000 EUR • LIVING SPACE: ca. 195 m<sup>2</sup> • ROOMS: 10 • LAND AREA: 2.600 m<sup>2</sup>**

Property ID: IT244151580 - 37010 Torri Del Benaco – Torri del Benaco

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT244151580 |
| Living Space         | ca. 195 m²  |
| Rooms                | 10          |
| Bathrooms            | 3           |
| Year of construction | 1975        |

|                |                          |
|----------------|--------------------------|
| Purchase Price | 2.200.000 EUR            |
| Commission     | subject to<br>commission |
| Total Space    | ca. 195 m²               |

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## Energy Data

|                                |            |                         |                           |
|--------------------------------|------------|-------------------------|---------------------------|
| Energy Source                  | Gas        | Energy Certificate      | Energy demand certificate |
| Energy certificate valid until | 09.10.2034 | Final Energy Demand     | 91.63 kWh/m²a             |
|                                |            | Energy efficiency class | C                         |

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## The property



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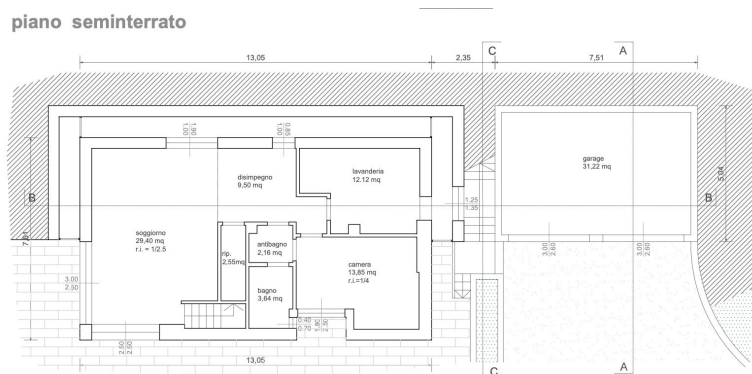
## The property



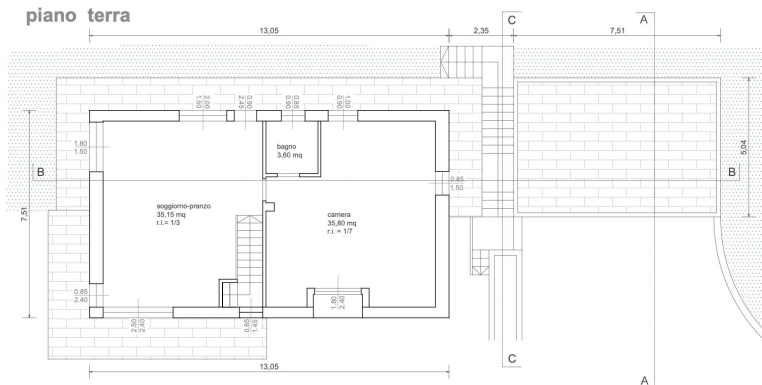
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## Floor plans

piano seminterrato

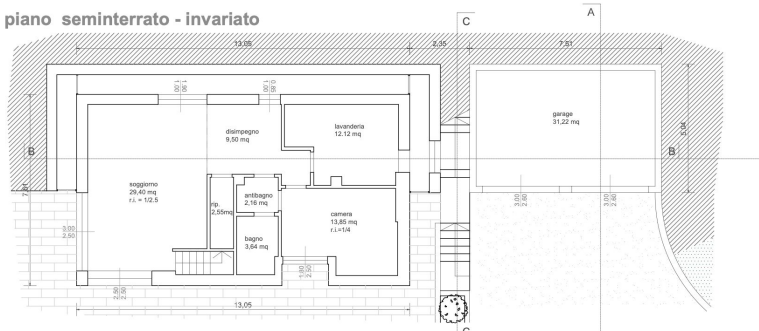


piano terra

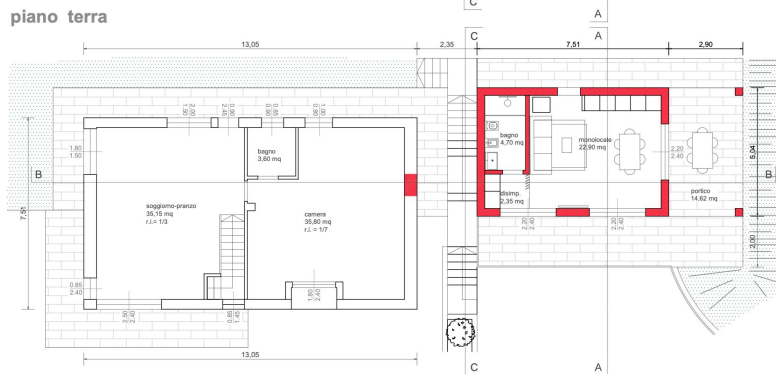


## STATO DI PROGETTO

## piano seminterrato - invariato



## piano terra



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Nestled in the picturesque landscape of Torri del Benaco, this elegant detached villa overlooking Lake Garda represents a perfect balance between tradition and modernity. The property underwent a total renovation in 2015, retaining only the original exterior structures. With an internal surface area of 195 square meters, the villa extends on a plot of about 2,600 square meters, equipped with three access points: a main gate for cars and pedestrians, a secondary gate for pedestrians, and a back gate leading directly to the Monte Luppia trail. The interior design of the villa has been meticulously detailed, with an interior coat and completely renovated systems, including a modern electrical system, a heating system with radiators powered by a gas boiler, a state-of-the-art sanitary system, and a Daikin air-conditioning system. The interior floors are made of fine parquet, while the exterior floors offer aesthetic continuity with the surrounding landscape. The bathrooms have been renovated with high-quality finishes, and the entire villa is protected by a perimeter and interior alarm system, complemented by surveillance cameras and a video recording system accessible via app. Outside, the villa offers numerous spaces ideal for enjoying the lake climate, with terraces of different sizes. The swimming pool is perfect for cooling off during hot summer days. The well-maintained garden is equipped with a Rainbird irrigation system, which can also be controlled via app, ensuring easy maintenance of the green areas. To complete this extraordinary real estate proposal, there is a two-car garage and the possibility of building a 41.86-square-meter outbuilding above the garage, a project already approved and planned, with an estimated budget of €150,000 and a construction time of about 3 months. Included in the price are numerous quality furnishings, such as closets, sofas and Tek wood tables for the terrace, making this property ready to be lived in without further investment. This villa in Torri del Benaco is an extraordinary opportunity for those looking for a luxury residence in one of the most charming places on Lake Garda. With its breathtaking views and elegant spaces, it offers a serene and refined living experience, immersed in the natural beauty of this enchanting area. It is the perfect place to create unforgettable memories. Don't miss the opportunity to discover this corner of paradise!

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## Contact partner

For further information, please contact your contact person:

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