



**VILLA WITH ANNEX AND LAKE
 ACCESS IN MANERBA DEL GARDA**

Italy, Lombardia

Price:	€ 6 200 000
Object type	House, Mansion, castle, estate, Chalet, Golf real estate
Market	Resale
Bedrooms	4
Number of rooms	10
Land area	3800 m2
Area	360 m2
Category	For sale



Eighteenth-century villa for sale, 350 sqm on 4 levels with lake view and access.

The property is entirely facing the lake and the opposite shores, including the Veronese side, with an open panorama of Lazise, Garda, and the amusement park itself, which every evening offers fireworks shows, Sirmione appears like a moored boat in close proximity to the villa, extending to the shores of Desenzano.

The villa is surrounded by a 3,800 sqm garden, including a park area where a comfortable annex with two bedrooms and a bathroom is located. It is totally immersed in nature and

The interiors are distributed as follows: in the basement, a cellar and a second room with a bathroom easily convertible into a small sauna/spa. At the back, a spacious kitchen for splendid outdoor dining, enjoyed under a pergola in front of the property overlooking the lake, complete with a large barbecue.

The ground floor consists of an entrance to a large living room with classic furnishings and eighteenth-century finishes, with a view of a large panoramic terrace, a kitchen, and a bathroom.

On the first floor, three bedrooms, each with a private bathroom, and on the second floor, a room with a balcony and panoramic view, ideal for creating an evocative studio, and a bathroom.

The location and the view of this property, combined with its style, make it a rare find. Additionally, there is the possibility to purchase a second unit within the property with 5 rooms at an extremely convenient price.

Manerba del Garda is a charming town located on the western shores of Lake Garda, in the Lombardy region of Italy. Characterized by a panoramic position, the town offers spectacular views of the lake and its enchanting mountainous backdrop. The area is renowned for its natural beauty, featuring hilly landscapes, olive groves, and vineyards that contribute to its charm. Manerba del Garda is also appreciated for its historical heritage, including archaeological sites and traces of the past. The presence of lakeside beaches, quality accommodation facilities, and proximity to cultural and scenic attractions make it a sought-after destination for both residents and tourists.



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DISTANCES:

VILLA → DESENZANO DEL GARDA: 13 KM

VILLA → GARDONE RIVIERA: 17 KM

VILLA → SIRMIONE: 23 KM

VILLA → MILAN / BERGAMO ORIO AL SERIO AIRPORT: 90 KM

VILLA → VENICE: 167 KM

VILLA → GENOA: 260 KM

VILLA → FLORENCE: 282 KM

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