

## Villa for sale in Peschiera del Garda Price on Application Ref. GNT22LDGHOT



**600 sq.m. | Bathrooms: 12 | Bedrooms: 8 | Rooms: 15**

SPECTACULAR VILLA WITH POOL - LAKE GARDA - IDEAL AS A B&B

Set in a hilly position, this modern villa with swimming pool is immersed in the Lugana vineyards with wonderful lake views.

The main villa is divided into two housing units - each located on two levels - connected by a room used as a breakfast area and by the reception. In both units, there is an entrance hall, a living room with pool view, a kitchen area and two double bedrooms with ensuite bathrooms. The rooms on the first floor all have panoramic terraces. The villa is excellently furnished in a contemporary style with high quality finishes throughout.

In addition to the main villa, there are another three bedrooms with ensuite bathrooms, which have independent access from the garden as well as a further suite on the first floor, with a Jacuzzi, accessed by a stylish external spiral staircase.

The property also has a large semi-underground multi-purpose area equipped with spacious rooms, which are already set up for a small wellness centre with therapeutic showers, a Turkish bath, a sauna and salt room. Plus there is also a garage, of approx. 125m<sup>2</sup>, which can accommodate up to 6 cars. The property also benefits from a modern photovoltaic system.

The sale of the villa includes all furnishings and fittings, which would allow you to continue with the current tourism / accommodation business. Alternatively, the villa could be two prestigious and spacious residential houses.

There is also the possibility to expand further by purchasing neighbouring land of approx. 750m<sup>2</sup>, which has the option to build another residential unit of approx. 190m<sup>2</sup>.

600m<sup>2</sup> square meters  
Garden 500m<sup>2</sup>  
Rooms 15  
Bedrooms 8  
Bathrooms 12  
Pool  
Lake View

## Certification

**Energy Class:** B

**EPI:** 52.23 kwh/□

## Features

Code: GNT22LDGHOT

Reason: Sale

Categoria: Villa

Municipality: Peschiera del Garda

Total Square Meters: 600 sq.m.

Bedrooms: 8

Bathrooms: 12

Rooms: 15

State of Preservation: Excellent

Level: Multi-Storey

Total Floor: 2

Heating: Heating

Age Construction: 2012

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Exposed Kitchen

Box: Shed, 125 sq.m.

Cellar : 30 □













