

Bardolino – Veneto

# Bardolino: Detached Lakefront Villa

Property ID: IT244151216



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LIVING SPACE: ca. 220 m<sup>2</sup> • ROOMS: 11 • LAND AREA: 1.550 m<sup>2</sup>

Property ID: IT244151216 - 37011 Bardolino – Veneto

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- Contact partner

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## At a glance

Property ID	IT244151216
Living Space	ca. 220 m <sup>2</sup>
Available from	According to the arrangement
Rooms	11
Bedrooms	5
Bathrooms	5
Year of construction	1970

Commission	subject to commission
Total Space	ca. 300 m <sup>2</sup>
Usable Space	ca. 0 m <sup>2</sup>
Equipment	Terrace, Fireplace, Balcony

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# Energy Data

Energy Certificate

Energy demand  
certificate

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## The property



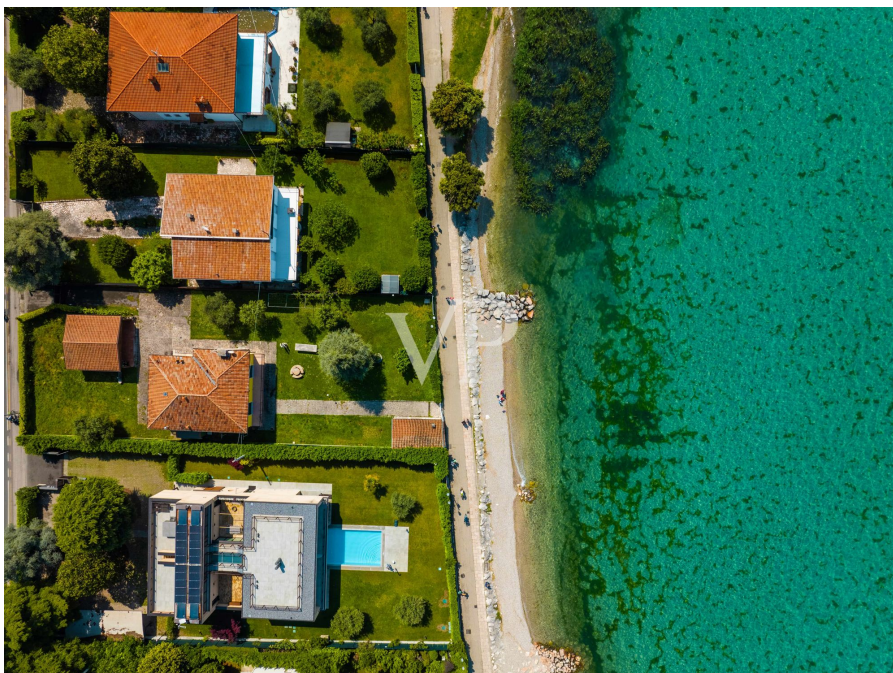
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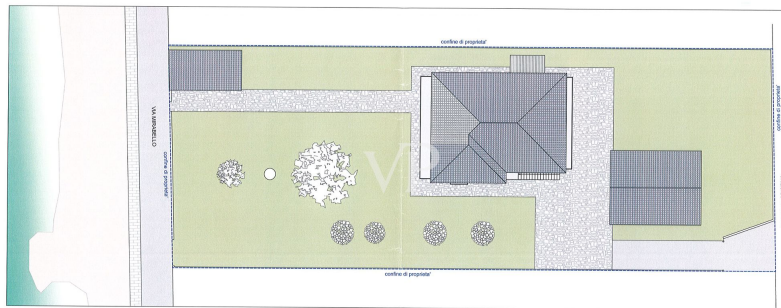
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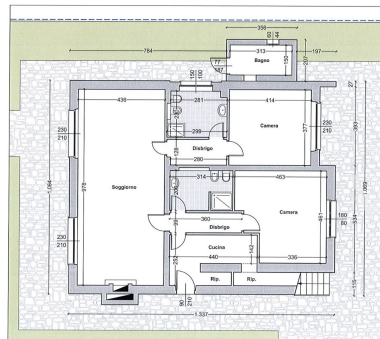


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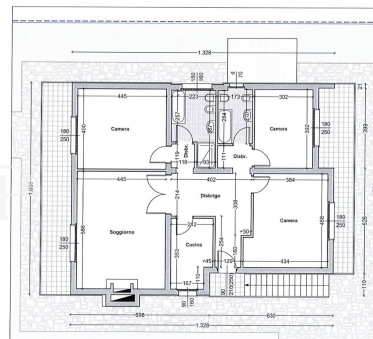
## Floor plans



PLANIMETRIA GENERALE - Scala 1:200



PIANO TERRA - Scala 1:100



PIANO PRIMO - Scala 1:100

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

On the shores of the exclusive Lake Garda in the setting of Bardolino a stone's throw from the historic center of the town, we propose, characteristic single solution, divided into two apartments of about 110 square meters, plus adjoining terrace on the first floor, and a shed of about 50 square meters, all arranged on an area of 1,550 square meters of the private garden. The ground floor solution has an entrance hall, living room, kitchen, two bedrooms and two bathrooms, while on the first floor we find the entrance hall, living room, kitchen, three bedrooms and two bathrooms. The potential of the property is definitely due to the enviable location that in addition to easily connect the lake, the historic center of the village and services (such as pharmacy, stores, grocery stores), has very comfortable and exploitable surfaces for different needs. The dwelling exceeds 300 sqm commercial (1,030 cubic meters existing) with the possibility of expansion up to 1,500 cubic meters equal to about 500 square meters of housing, it could absolutely lend itself as the creation not only of a detached villa, or semi-detached but also for the realization of a project of several apartments. The private pier completes the proposal.

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## Details of amenities

Existing volume 1,029 cu m

Building possibility up to 1,500 cu m

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To Disclaimer of von Poll Immobilien GmbH*

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