

Malcesine – Veneto

Rustico with beautiful view on the Lake Garda

Property ID: IT20415088



LIVING SPACE: ca. 178 m² • ROOMS: 6 • LAND AREA: 1.600 m²

Property ID: IT20415088 - 37018 Malcesine – Veneto

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At a glance

Property ID	IT20415088	Commission	Subject to commission
Living Space	ca. 178 m ²	Usable Space	ca. 230 m ²
Available from	According to the arrangement	Equipment	Terrace, Fireplace, Balcony
Rooms	6		
Bedrooms	4		
Bathrooms	2		
Year of construction	1900		
Type of parking	2 x Outdoor parking space, 1 x Garage		

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Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	250.00 kWh/m ² a
Energy certificate valid until	02.10.2030	Energy efficiency class	G
Power Source	Gas		

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The property



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The property



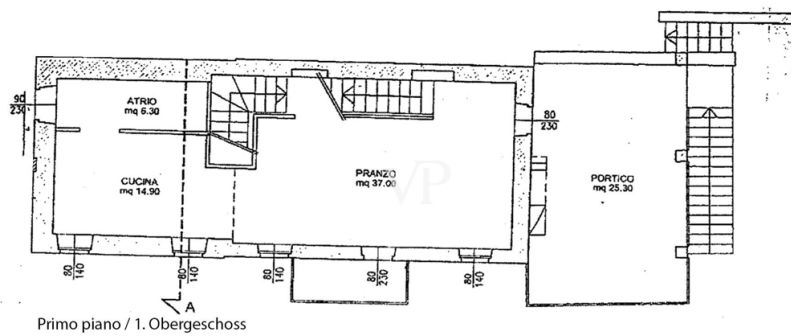
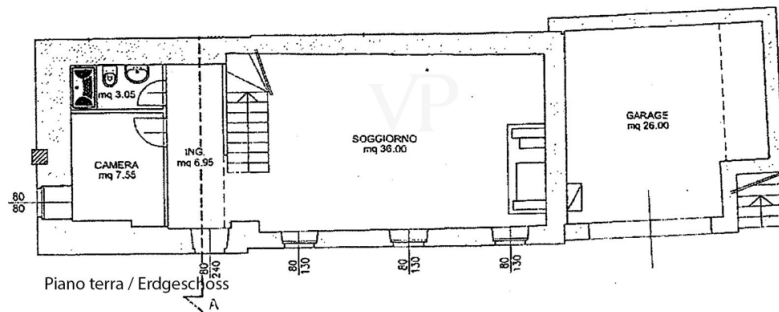
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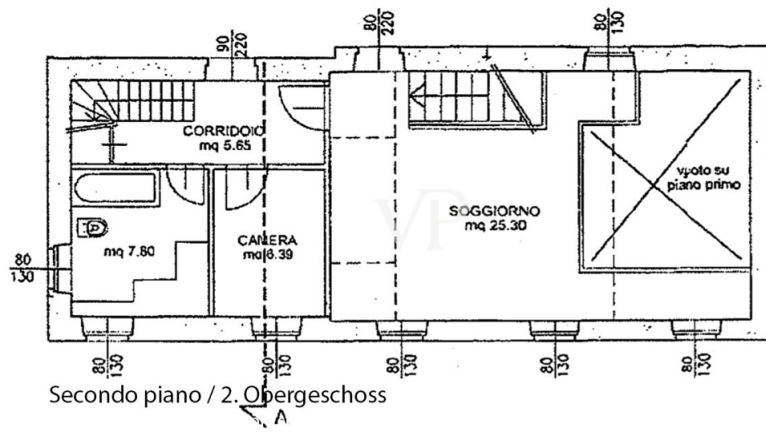
The property



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Floor plans





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

This characteristic rustico with plot surrounded by greenery and a wonderful panoramic view of Lake Garda is situated above the historic town of Malcesine. The rustico extends over 4 floors and has a garage, as well as enough parking space in the courtyard. Next to the main building you can find another building which is used as deposit and magazine. The rustico is accessible from the ground floor and first floor and is divided as follows: Ground floor: living room/or bedroom with fireplace, another room which could also be used as bedroom and the bathroom. Adjacent is located the garage. First floor: kitchen with spacious living room with fireplace, balcony and access to the large terrace from which one enjoys an excellent view of Lake Garda. Second floor: Further living room/reading room which invites you to relax, bedroom and another bathroom. Last floor: In the so-called "tower" is another bedroom / attic with small balcony. The house has a lot of flair and integrates well into the surrounding nature.

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All about the location

Malcesine is a well-known town in the upper Garda area, in the province of Verona, which is characterized by the variety of its territory: it is located at 89 meters above sea level, where it overlooks the lake, but, behind it, it boasts Mount Baldo, which reaches a peak of 2,200 meters above sea level. Like all the towns on Lake Garda, it has been inhabited since Roman times, and later, in the Middle Ages, it was the monks who developed the cultivation of vines and grafted olive trees to produce the oil, which, even today, is extremely popular. The presence of so many churches certifies the intervention of various ecclesiastical orders in the area. In 1450 was built the castle of Malcesine, which is still a fascinating attraction.

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Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Largo Dante Alighieri, n.3 Salo

E-Mail: salo@von-poll.com

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