Lago di Garda

Toscolano Maderno

Ref. 6589: auto_awesome Intendevi: Gerestaureerd dorpshuis, half vrijstaand met binnenplaats te klein zwembad. ideaal als vakantiewoning voor familie of verhuur. 124 Restored village house, semi-detached with courtyard and small swimming pool. Ideal as a holiday ho
Price on Request



Description

In the heart of the picturesque center of Toscolano Maderno (in this case, Toscolano), this special, stylish, and comfortable property is situated approximately 300 meters from the lake and, importantly, with ample parking. A property that is difficult to describe or photograph... so please come and view it, but read the following description carefully:

A semi-detached village house, spread over 4 floors of 80 m² each, with a private garden, a private swimming pool, and parking spaces (partially covered), suitable as a primary residence for a large family or for use as a holiday home/B&B. The house was completely renovated in 2005, and improvements have been made since then, ensuring it remains efficient and modern to this day. It is sold partially furnished, at least regarding the kitchen, bathrooms, and custom-made furniture.
The house offers excellent privacy, and is laid out as follows:

Entering through the automatic gate, one arrives in the enclosed courtyard and garden; to the right, a modest but comfortable swimming pool; to the left, a covered parking space with a charging station for electric cars and a wooden Finnish outdoor bathtub for relaxing moments; and in the center, a lawn with an olive tree.
Also located on the ground floor is a multi-purpose room with its own entrance.
From the 'back door,' one enters a hall that provides access to a storage room, and on the other side, after descending a few steps, to a renovated cellar space with a vaulted ceiling that can serve as a guest room with its own bathroom and storage.

On the first floor, accessible directly from street level via the front door or internally via a staircase, is a spacious living room with a fireplace and large windows that make the space light and airy.

From the living room, there is access to both a large covered terrace with an outdoor kitchen; a very atmospheric solution for long summer evenings. On the other side of the living room, one leads to the modern kitchen with a balcony and a large kitchen island. A toilet is also located on this floor.

One floor up, there is a master bedroom with a huge walk-in closet and an en-suite bathroom, two more double bedrooms, and another spacious bathroom.

The top floor consists of a loft with a height of approximately 1.20 meters suitable for storage.

2 covered parking spaces in the courtyard and 2 private parking spaces along the street. Additionally, there is a public car park 50 meters away that almost always offers multiple spaces.

General: A home with an 'adventurous yet practical layout', featuring spacious rooms and great comfort thanks to modern technology, with an American-style finish in an Italian guise.

Some technical details:

Three-phase power supply, 22 kW electric car charging station,
4K video surveillance system with 2 cameras monitoring the grounds from the kitchen balcony and at the gates.

Fully integrated Gigabit Ethernet on all 4 floors, with Starlink Wi-Fi and 6 fully wired Wi-Fi access points forming a mesh network covering the entire grounds, including the garden, with super-fast internet.
Wi-Fi controlled switches for the gates and the pool pump timer.

Distances: walking distance to the beautiful bay, promenade, beaches, 500 m to the ferry connecting to the East Bank, ideal for trips to Verona. Verona 1 hour 15, Brescia 50 min, Milan 1 hour 40, Venice 2 hours 15 (times may vary during peak season).

Pictures





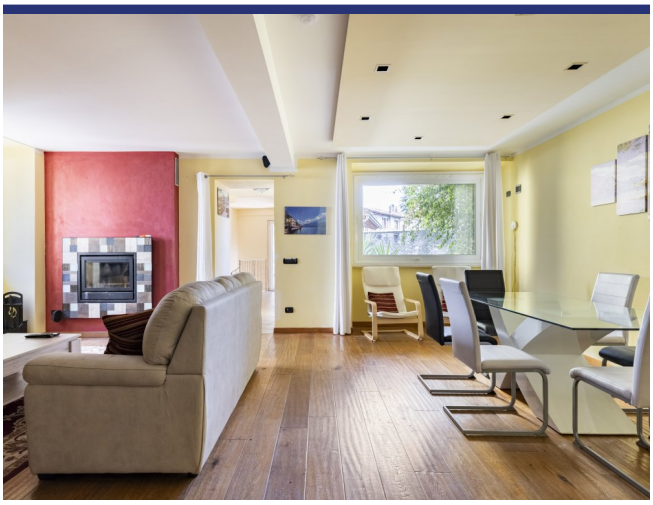






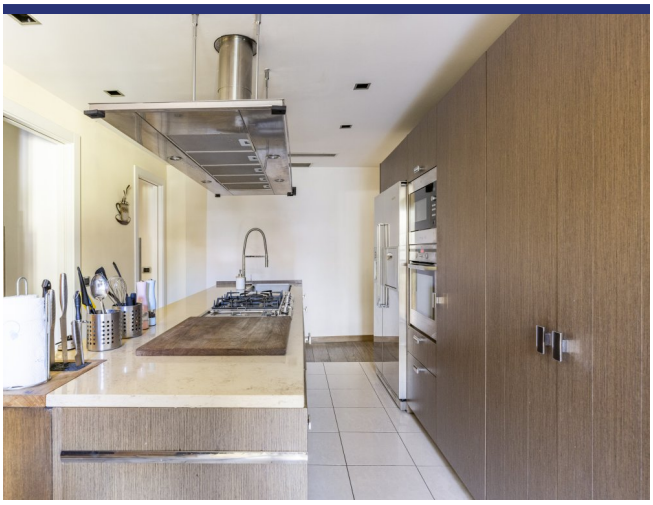


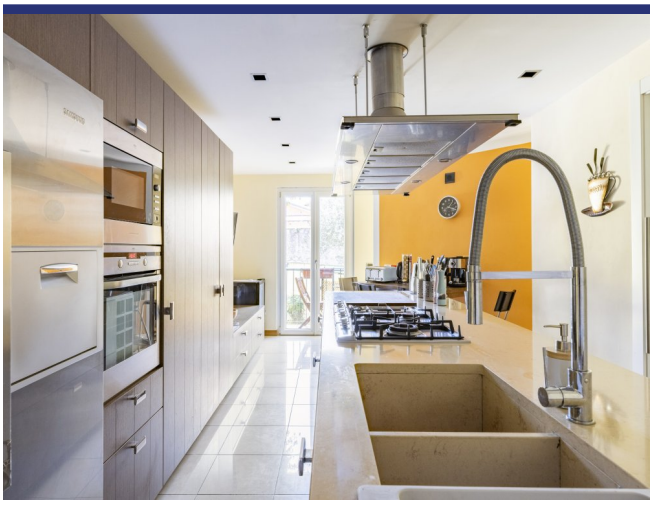






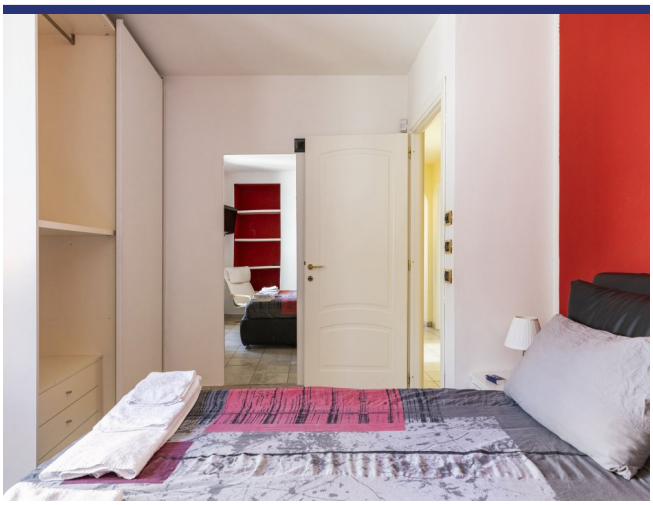






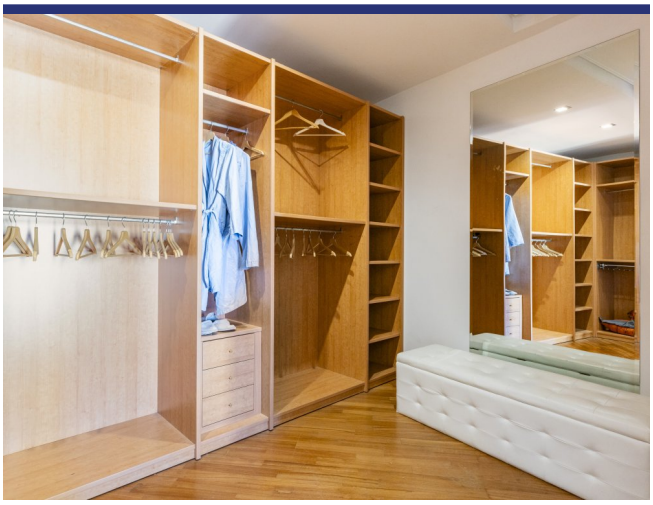


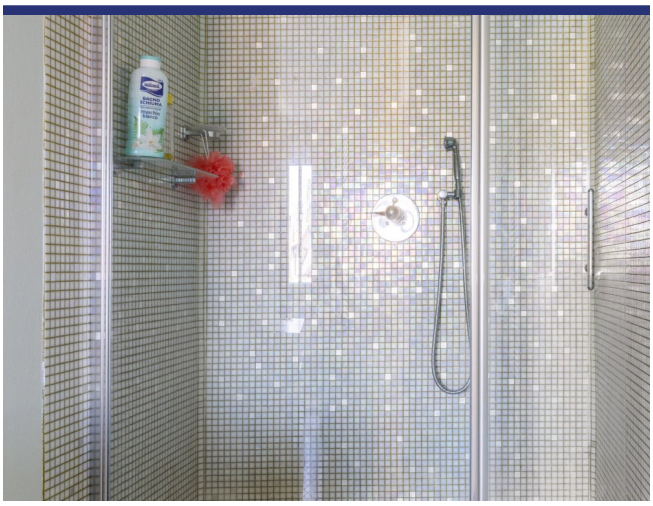








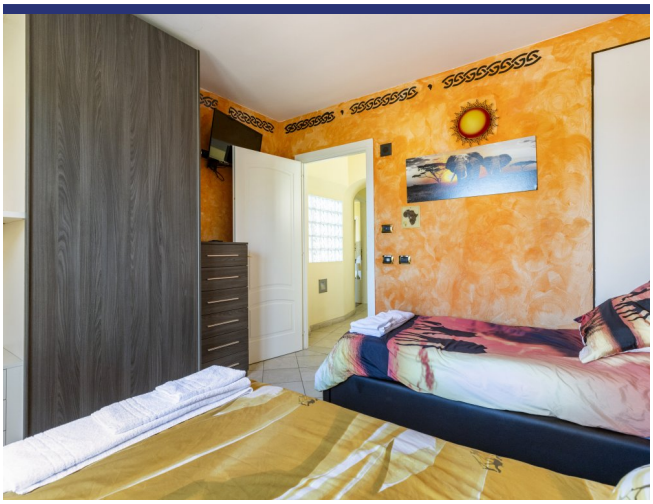






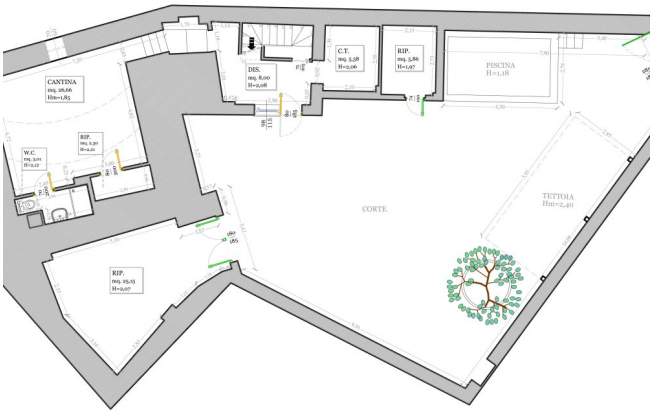




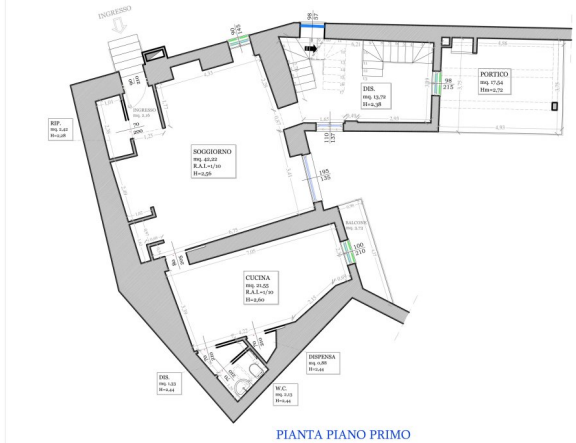








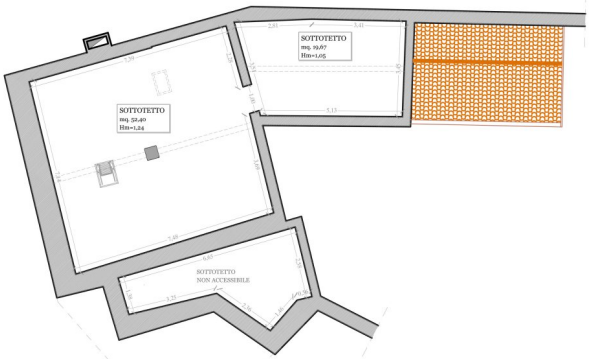
PIANTA PIANO TERRA



PIANTA PIANO PRIMO

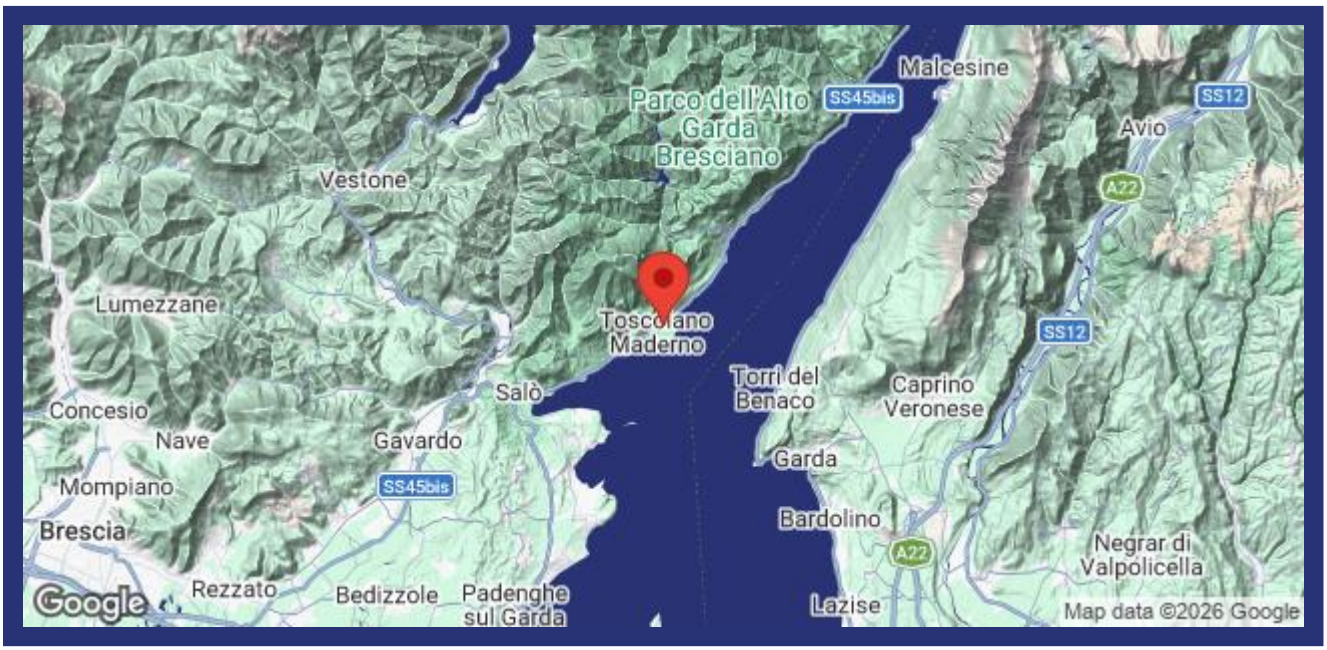


PIANTA PIANO SECONDO



PIANTA PIANO SOTTOTETTO

Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6589
- Village House/Cottage
- B&B/Agriturismo
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Price on Request

- Floorspace: 300 m^2
- SQM Plot: 245 m^2
- Bedrooms: 3
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

© ItaliaCasa. The information in this brochure has been compiled with the utmost care. However, it has an informative character and should only be regarded as an invitation to enter into negotiations. The contents of this information will not be legally binding in any way. ItaliaCasa is not liable for damages resulting from incorrect information or otherwise.