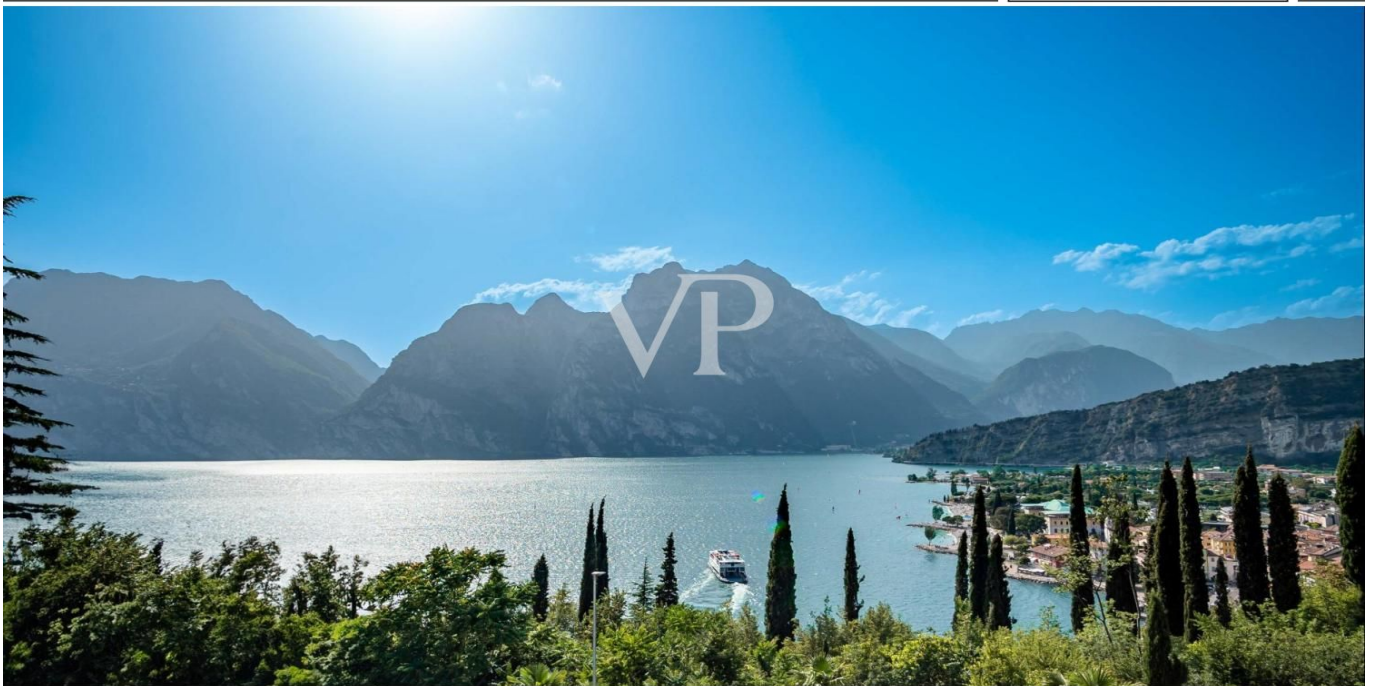


Nago-Torbole – Veneto

# Architect's villa with fantastic lake view in Torbole

Property ID: IT244921391



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 2.500.000 EUR • LIVING SPACE: ca. 192 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 896 m<sup>2</sup>

Property ID: IT244921391 - 38069 Nago-Torbole – Veneto

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT244921391 |
| Living Space         | ca. 192 m²  |
| Rooms                | 6           |
| Bedrooms             | 3           |
| Bathrooms            | 2           |
| Year of construction | 1965        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 2.500.000 EUR         |
| Commission     | Subject to commission |
| Total Space    | ca. 359 m²            |
| Equipment      | Swimming pool         |

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## Energy Data

|                 |                    |                         |                           |
|-----------------|--------------------|-------------------------|---------------------------|
| Type of heating | Underfloor heating | Energy Certificate      | Energy demand certificate |
| Energy Source   | Gas                | Energy efficiency class | G                         |

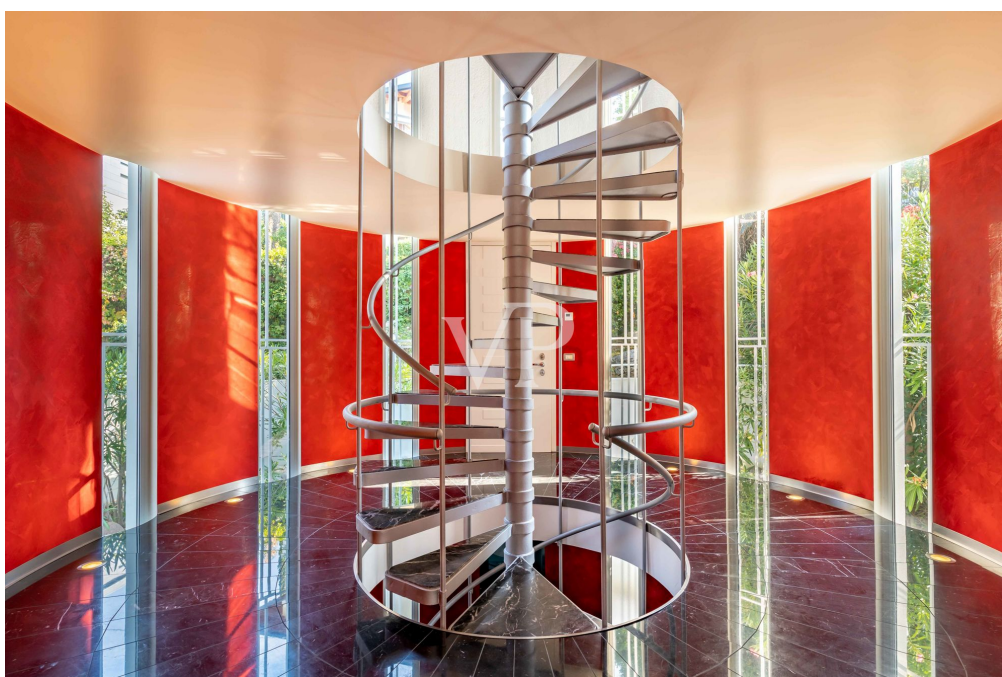
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## The property



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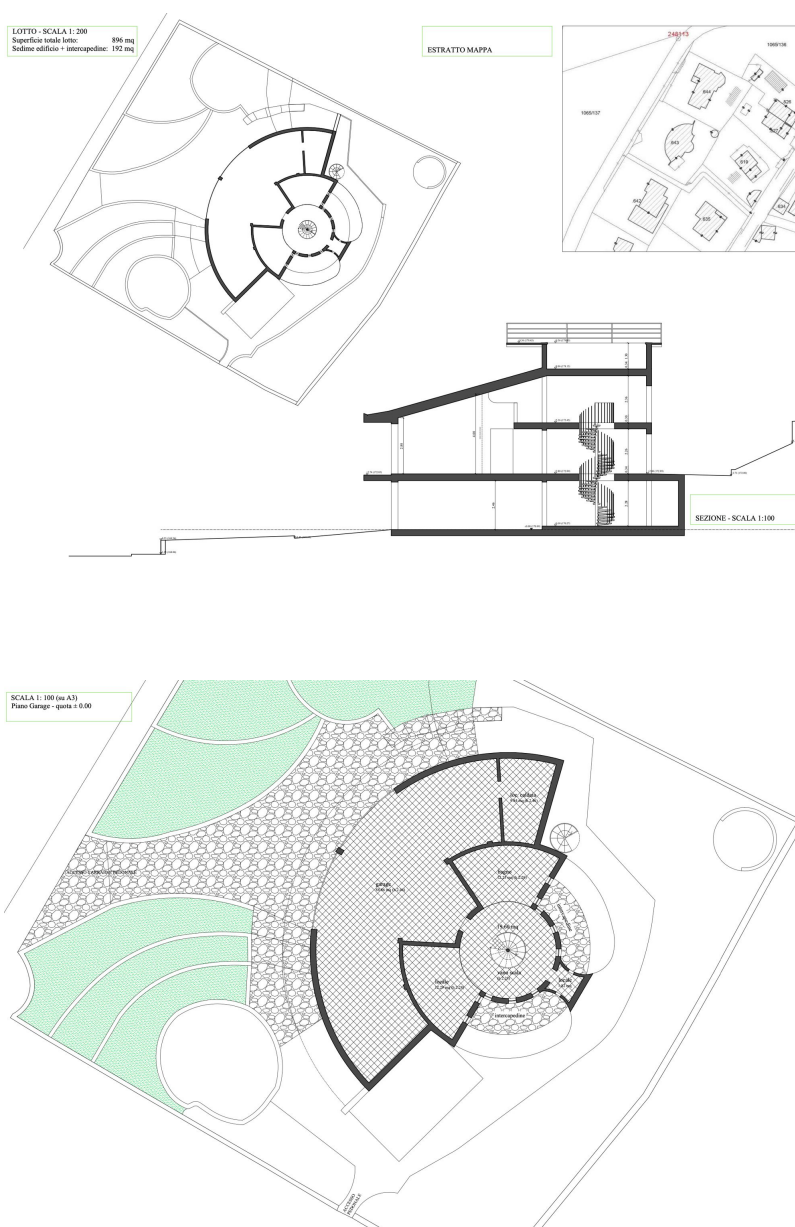
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## The property

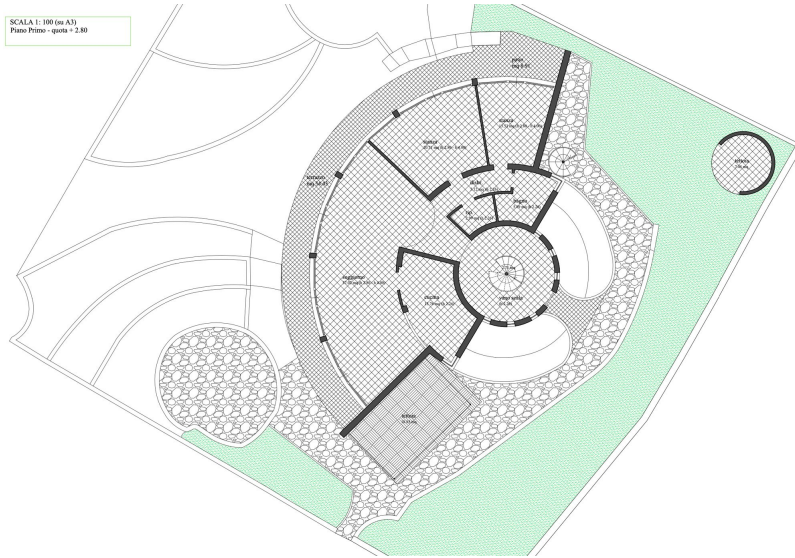


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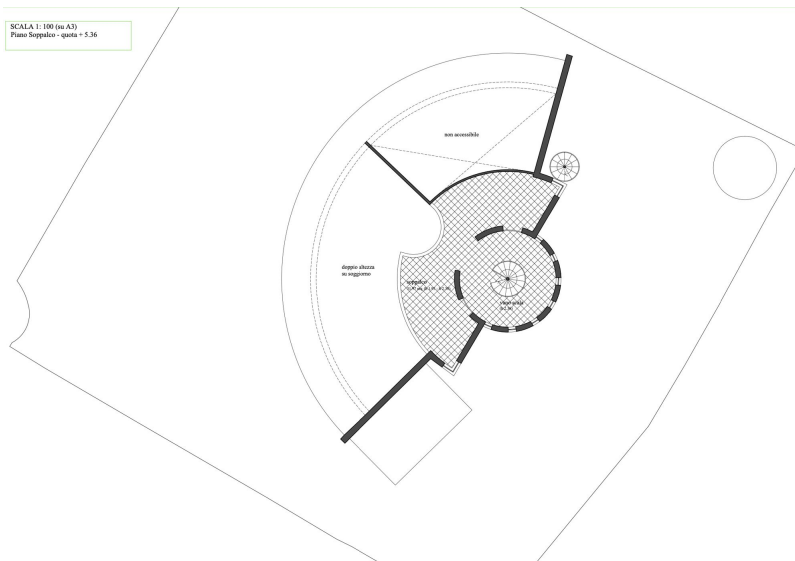
## Floor plans



SCALA 1:100 (su A3)  
Piano Primo - quota + 2.80



SCALA 1:100 (su A3)  
Piano Soppalco - quota + 5.36



SCALA 1: 100 (su A3)  
Piano Piscina - quota + 5,36



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 stunning villa by renowned architect Luigi Angelini is in an absolutely privileged location that simply has to be seen to be believed! The breathtaking view of the sparkling lake and the majestic mountains is simply spectacular! And in just a few minutes' walk you can reach picturesque Torbole and the dreamlike lake promenade. The villa offers many highlights, starting on the first floor, where the garage with direct access to the villa is located. Here, in the lowest area of the atrium, which extends over three floors, there is also a bedroom, a wellness bathroom and a separate guest WC.

On the second floor, the round atrium leads into the bright living and dining area, which is adjoined by the kitchen like an oasis of elegance. The breathtaking panoramic view from the cypress hills over the glistening lake to the imposing mountains is undoubtedly the highlight of this floor and also offers maximum privacy thanks to the floor-to-ceiling, fully mirrored windows. And that's not all: the master bedroom with bathroom and a further guest/children's room are also located on this floor. Another highlight awaits you on the upper floor: the loft with a view of the living room below is perfect for evenings with friends or as a reading and relaxation area. The spiral staircase made of black Marquina marble and steel is the connecting element around which the entire structure revolves in a rhythmic interplay of spaces, light and colors - an absolute dream! The garden is a place of variety and change. Here you can always find new, exciting moods to experience. How about an aperitif at sunset on the lakeside terrace? Or simply enjoy the evening on the veranda while the barbecue is in operation. The round swimming pool on the roof is another highlight that fits perfectly into the overall concept. The beauty, light and elegance of the rooms are the hallmarks of this property, classic and modern, just like the timeless design.

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## All about the location

At the foot of the impressive Monte Baldo, in the shadow of the mystical ruins of Castel Penede, the hill of Busatte presents itself like a terrace floating above the glistening lake. A breathtaking view opens up here, lost in an endless embrace of water, light, rocks, wind and olive trees - all the way to the blurred horizon to the south of the lake. A little further down awaits the charming former fishing village of Torbole sul Garda, which has developed into a lively hotspot.

Torbole, a characteristic historic village with houses arranged amphitheatrically around the gulf of Lake Garda, fascinates its many visitors. The particularly charming part of Torbole still retains the original appearance of the former fishing and woodcutting village. A stroll through the beautiful historic center is recommended - let yourself be enchanted by the picturesque views and corners that characterize it, by the small harbour with the characteristic buildings of the old customs station (15th century) and the Casa Beust, by the central square and the small customs house. Goethe was also particularly taken with Torbole during his trip to Italy between 1786 and 1788.

Sailing, windsurfing and kitesurfing enthusiasts from all over the world meet here time and again, while the view of the mountains is a paradise for hiking, trekking, climbing and mountain biking - a real highlight!

The breathtaking view from Castel Penede apparently inspired Dante Alighieri to write his famous verses: "From the lake at the foot of the Alps, which bears the name Benaco". After Albrecht Dürer (1495) and the French philosopher de Montaigne (1780), Goethe set off on his journey to Italy from Torbole on September 12, 1786 and made an incredibly exciting discovery: the sweet taste of the Mediterranean.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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