

Bardolino

## Villa on the panoramic in Bardolino

Property ID: IT254921791

CONCEPT  
RISTRUTTURAZIONE  
CON AMPLIAMENTO

- 01 ACCESSO DA VICOLO ISONZO
- 02 ACCESSO DA VICOLO BRENTA
- 03 POSTO D'AUTO PERTINENZIALE
- 04 BOX AUTO 32,00mq
- 05 INGRESSO 8,70mq
- 06 CAMERA DA LETTO PRINCIPALE 18,00mq
- 07 BAGNO 4,90mq
- 08 CABINA ARMADIO 4,75mq
- 09 DISIMPEGNO 7,00mq
- 10 SOGGIORNO 34,50mq
- 11 DISIMPEGNO 6,90mq
- 12 BAGNO 4,20mq
- 13 CAMERA DA LETTO 10,65mq
- 14 CAMERA DA LETTO OSPITI 12,10mq
- 15 BAGNO 6,65mq
- 16 CUCINA/PRANZO 15,00mq
- 17 TERRAZZO 55,00mq
- 18 PISCINA 7m x 3,20m
- 19 GIARDINO PRINCIPALE
- 20 GIARDINO RIBASSATO
- 21 COLLEGAMENTO LIVELLI GIARDINO

[www.von-poll.it](http://www.von-poll.it)PURCHASE PRICE: 1.420.000 EUR • LIVING SPACE: ca. 130 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 808 m<sup>2</sup>

Property ID: IT254921791 - 37011 Bardolino

- At a glance
- The property
- Floor plans
- A first impression
- All about the location
- Contact partner

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254921791 |
| Living Space         | ca. 130 m²  |
| Rooms                | 5           |
| Bedrooms             | 3           |
| Bathrooms            | 2           |
| Year of construction | 1970        |

|                       |                       |
|-----------------------|-----------------------|
| Purchase Price        | 1.420.000 EUR         |
| Commission            | subject to commission |
| Total Space           | ca. 160 m²            |
| Condition of property | Needs renovation      |

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## The property



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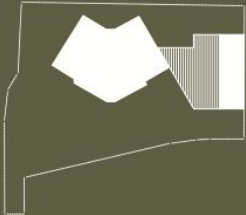
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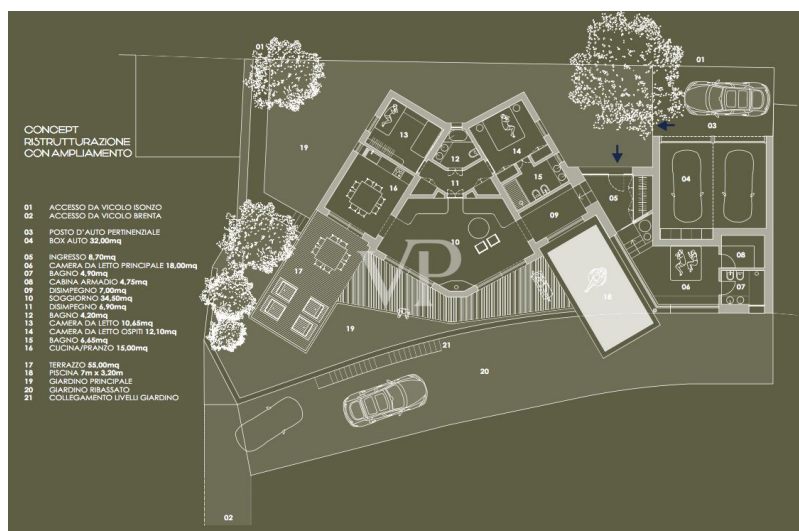
## Floor plans



**VILLA PENTAGONO  
BARDOLINO**

|                        |                          |
|------------------------|--------------------------|
| POSIZIONE              | VICOLO ISONZO, BARDOLINO |
| TIPOLOGIA              | VILLA UNIFAMILIARE       |
| PIANO                  | TERRA                    |
| SUPERFICIE COMMERCIALE | CA. 213 mq               |
| SUPERFICIE UTILE       | CA. 165 mq               |
| LOTTO                  | CA. 808 mq               |
| BOX AUTO               | SI                       |
| GIARDINO PERTINENZIALE | SI                       |





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

We offer for sale a detached villa located in Bardolino, in a strategic location near the center and with a beautiful view of Lake Garda.

The property, dating back to the 1970s, is developed entirely on a single floor, offering a living area to be customized. The total cubage of 800 m<sup>3</sup> allows ample possibilities for renovation and enhancement of the space, adapting it to modern needs.

The property represents a unique opportunity for those who want to live immersed in tranquility, without sacrificing the convenience of being within walking distance from the main services and the beating heart of Bardolino.

Contact us for more information and to schedule a visit. This villa is the perfect opportunity to create your dream home in one of the most charming locations on Lake Garda!

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## All about the location

Bardolino is one of the most beautiful and well-known resorts on the Veneto shore of Lake Garda.

If you want to visit Bardolino and learn about its history and culture, you can spend a day in the picturesque old town.

The houses in the historic center of Bardolino, built and inhabited by fishermen, were built in a herringbone pattern, one after the other, starting with the first house on the beach, which today makes the center even more characteristic.

Tourists can find equipment in Bardolino for all water sports, sailing, rowing, windsurfing, and for the most relaxing vacation sport: swimming in crystal clear waters and sunbathing on one of the beautiful beaches.

Cycling and walking enthusiasts cannot miss the lakefront that connects Bardolino to Lazise with a bicycle and pedestrian path of about 6 km.

Local trattorias offer menus based on old recipes with fresh fish from the lake, accompanied by vegetables from the surrounding hills, dressed with local olive oil (the best in Italy, they say) and, above all, drunk with the local wine: the fabulous Bardolino. Also worth a visit is the olive oil museum in nearby Cisano.

Hiking and biking enthusiasts should not miss the new Bardolino Trail, a hike through the region's vineyards.

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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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