Tignale – Gardasee

# Luxurious and fully self-sufficient mountain chalet with infinity pool in a unique panoramic location with lake view.

***Property ID: IT254151778***

**LIVING SPACE:** ca. 176 m$^2$ • **ROOMS:** 8 • **LAND AREA:** 13.800 m$^2$

**Property ID: IT254151778 - 25080 Tignale – Gardasee**


- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Contact partner

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# At a glance

| | |
|---|---|
| Property ID | IT254151778 |
| Living Space | ca. 176 m² |
| Rooms | 8 |
| Bedrooms | 3 |
| Bathrooms | 3 |
| Year of construction | 2012 |

| | |
|---|---|
| Purchase Price | On request |
| Commission | Subject to commission |
| Total Space | ca. 339 m² |
| Usable Space | ca. 229 m² |
| Equipment | Swimming pool, Sauna |

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# Energy Data

| | |
|---|---|
| Type of heating | Underfloor heating |
| Energy Source | Air-to-water heat pump |
| Energy certificate valid until | 28.06.2028 |
| Power Source | Air-to-water heat pump |

| | |
|---|---|
| Energy Certificate | Energy demand certificate |
| Final Energy Demand | 148.00 kWh/m²a |
| Energy efficiency class | B |

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# The property

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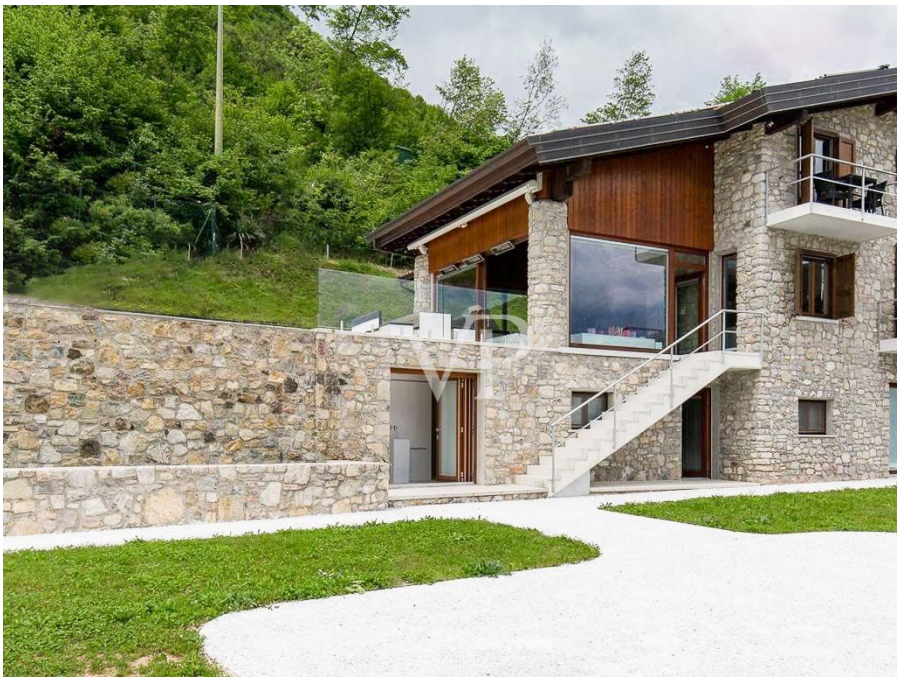

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# A first impression

Nestled in the heart of nature, the mountain chalet is located in the middle of greenery, about 450 meters above Lake Garda in the natural park "Alto Garda". The villa, built in the typical style of Lombard mountain villages with beautiful natural stones, is designed to be completely self-sufficient, furnished to a very high standard and is sold fully furnished. The house, unique in style, was built in the middle of a large vineyard, olive trees and fruit trees, where agriculture is in full swing and thrives magnificently. The mountain chalet in its exemplary reconstruction is located on a plateau between Limone and Gargnano, on the west side of Lake Garda. Unparalleled lake views and absolute tranquility amidst a heavenly estate of vines, olive trees and fruit trees, are an oasis for body and soul and offer the absolute comfort with all modern technologies. On the upper floor you enter the main apartment and the large reading room with fireplace. On this level are arranged the open kitchen with dining area, from which you have a great view over the green meadows and the sparkling blue of the lake. The spacious living room with floor-to-ceiling glass fronts make the rooms very bright and cozy, creating an elegant living area with lots of atmosphere. The elegant wooden staircase leads to the upper floor with the bedroom, a bathroom as well as a balcony. The large outdoor terrace with the 19.98 meter infinity pool is directly adjacent to the living area. A pizza - or bread oven as well as the cozy barbecue area offer all the possibilities for a relaxed get-together among friends and family. On the lower floor, facing the garden, a luxurious guest apartment has been created with a spacious living area with kitchenette and bar area, a bedroom and a bathroom with shower and toilet. Also on this level are the utility rooms and the spa and sauna area, from which you can access the garden at ground level. The attention to detail is not only shown in the large garden, but also in the interior of the house a lot of emphasis was placed on a contemporary modernity, for example, the floors are made of glossy white cement and have underfloor heating. The connection to the recently modernized mountain water source, the solar thermal system and the high-performance photovoltaic system with accumulators guarantee an almost energy-free use. Of course, there is a 380 V connection to the regional energy supplier and a new oil central heating system. Let yourself be inspired by this unique lover's object and arrange directly a viewing appointment with us on site. We look forward to getting to know you.

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# Details of amenities

The property of about 13,800 m² is completely fenced. In addition, an electric fence has been erected to defend the wild boars that like to hunt for truffles in this area.
About 12,800 square meters are cultivated land and an oasis of peace. There are 200 vines on the property, which in the past yielded up to about 600 liters of wine. Currently, wine growing is not actively practiced. 60 olive trees yield about 30 liters of excellent oil per year. A large number of fruit trees and bushes guarantee fresh fruit of exceptional quality. Up to 60 kg of valuable black Perigord truffle (Melanosporum) are collected annually on the property! The cultivated truffle plantation also has an automatic irrigation system for the best yields. Many Michelin-starred restaurateurs buy the excellent Perigord truffles.
A heliport right in front of the chalet allows you to land directly on the property by helicopter.

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# All about the location

The center of Tignale includes the municipality, which consists of several districts, with all services for daily needs and a variety of good restaurants. Tignale has one of the most beautiful beaches on the west coast. There is a regular shuttle bus. By car it is 15 minutes along the lake. In the heart of the Alto Garda Bresciano Park and reaching to the shore of the lake, Tignale is a jewel that simply must be experienced. From Pradela Fam beach to the historic olive groves in the hills and the six small villages that are part of the municipal territory, Tignale gives breathtaking views that remain indelible in the hearts and eyes of all who pass by here. Among the prestigious awards that Tignale has received are the orange flag of the Touring Club Italiano and the establishment in 2011 of the Ecomuseum of Limonaie on Lake Garda Pradela Fam: a project developed with the participation of the local community and supported by it with the aim of protecting the historical, cultural and landscape heritage. Start now your journey of discovery in this area of Brescia, an incredible treasure of Lake Garda. Tignale, preferred destination for Slow Tourism: Thanks to the intense activity of the Tourism Office, active all year round, Tignale presents itself to the visitor as a perfect destination for slow quality tourism. Hospitality is enriched by a social fabric strongly oriented towards hospitality, the organization of events and the typical folk festivals. Great importance to gastronomy, with products of a short supply chain and menus with traditional recipes in numerous restaurants and osterie in Tignale.

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# Contact partner

For further information, please contact your contact person:

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