

Calmasino

## Rustic house in Calmasino di Bardolino

Property ID: IT254151863



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

**PURCHASE PRICE: 420.000 EUR • LIVING SPACE: ca. 73 m<sup>2</sup> • ROOMS: 5**

Property ID: IT254151863 - 37011 Calmasino

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT254151863 - 37011 Calmasino

## At a glance

Property ID	IT254151863
Living Space	ca. 73 m²
Rooms	5
Bedrooms	2
Bathrooms	2
Year of construction	1920

Purchase Price	420.000 EUR
Commission	subject to commission
Total Space	ca. 92 m²

Property ID: IT254151863 - 37011 Calmasino

## Energy Data

Energy Source	Electro	Energy Certificate	Energy demand certificate
		Energy efficiency class	D

Property ID: IT254151863 - 37011 Calmasino

## The property





Property ID: IT254151863 - 37011 Calmasino

## The property



Property ID: IT254151863 - 37011 Calmasino

## The property





Property ID: IT254151863 - 37011 Calmasino

## The property





Property ID: IT254151863 - 37011 Calmasino

## The property



Property ID: IT254151863 - 37011 Calmasino

## The property





Property ID: IT254151863 - 37011 Calmasino

## The property





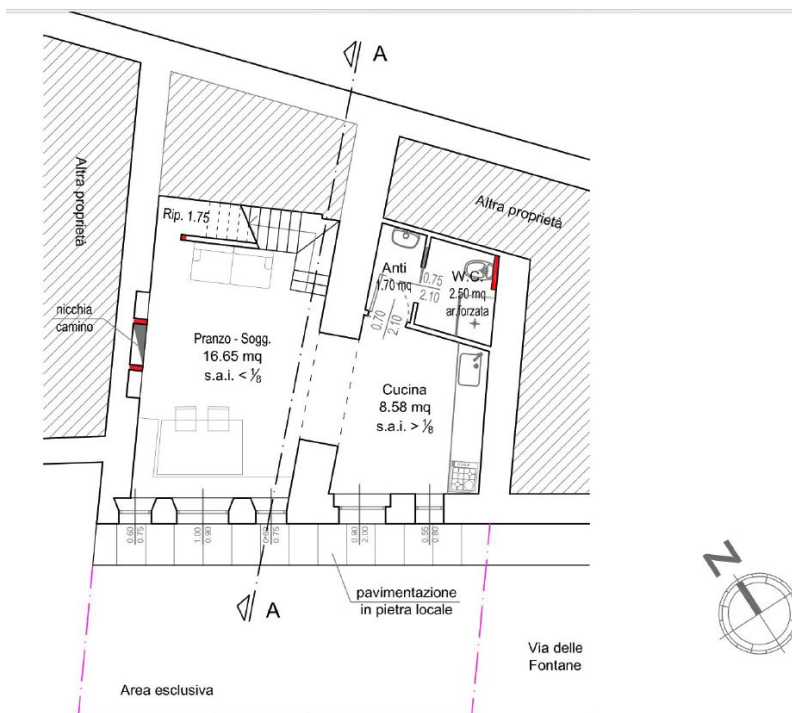
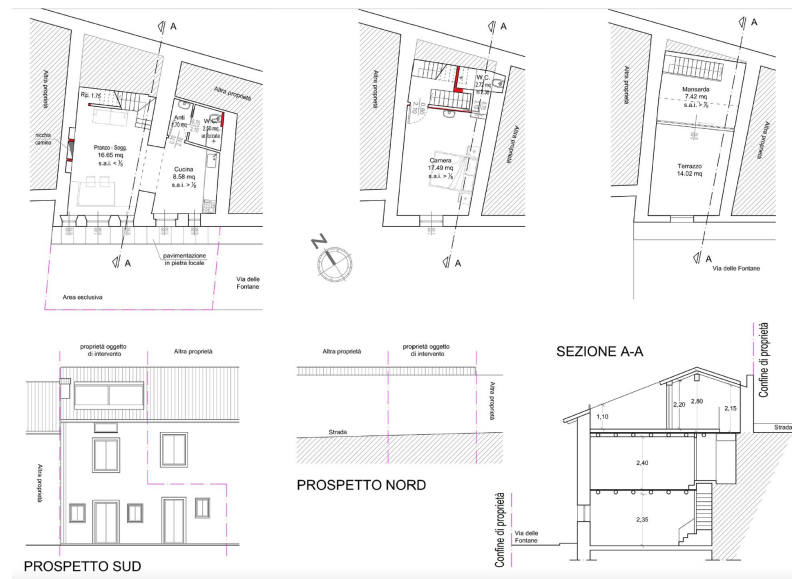
Property ID: IT254151863 - 37011 Calmasino

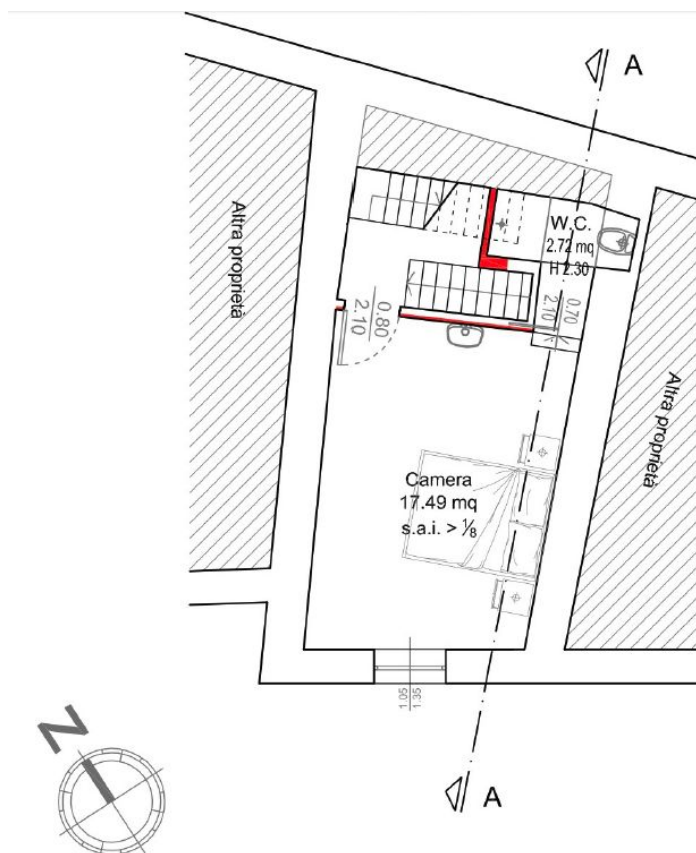
## The property



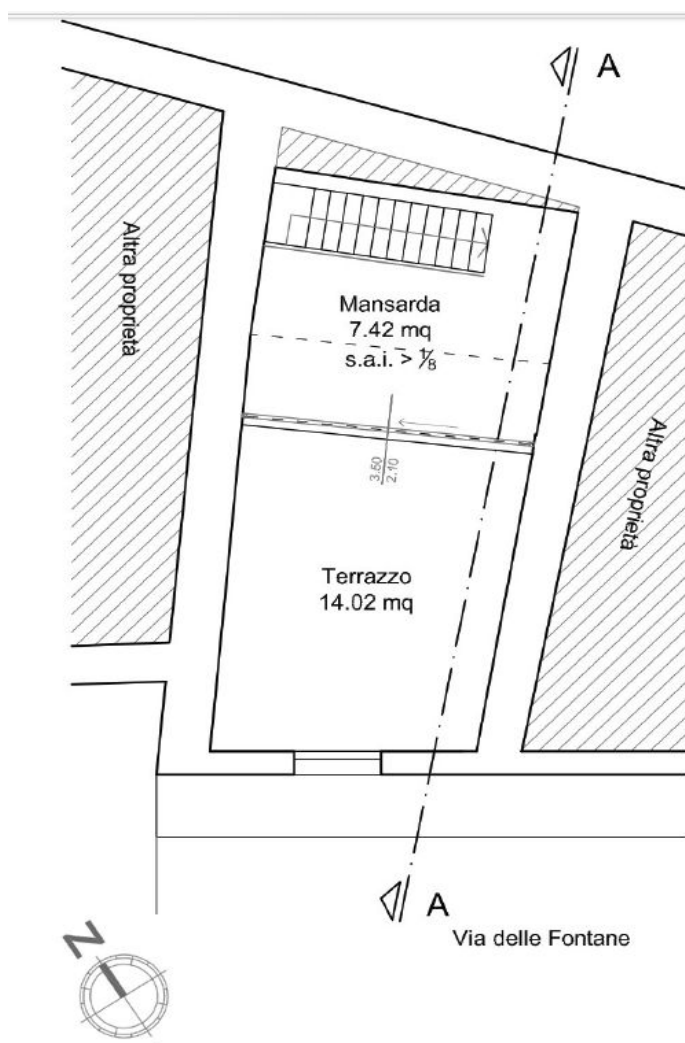
Property ID: IT254151863 - 37011 Calmasino

## 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.

Property ID: IT254151863 - 37011 Calmasino

## A first impression

Characteristic renovated rustic cottage with lake view terrace - Calmasino di Bardolino In the heart of the hamlet of Calmasino, a few minutes from the shores of Lake Garda, we offer for sale charming rustic sky-terrace, elegantly renovated, with a panoramic terrace overlooking the lake. The property is on three levels and stands out for its authentic style and fine finishes. On the ground floor, the entrance leads into a cozy and expertly furnished living area, embellished with exposed stone walls, designer wood stove, sitting area and dining area. The fully equipped kitchen has a glass-ceramic cooktop, refrigerator with freezer, dishwasher, washing machine, and custom cabinetry. A windowed bathroom with shower stall completes the plan. An original wooden staircase leads to the second floor, where there is the master bedroom with private en suite bathroom, independent air conditioning and satellite TV. On the second floor, a second double bedroom, also equipped with air conditioning and TV, gives access to an exclusive terrace with open views of the lake, furnished with sun loungers: an ideal space for moments of relaxation or conviviality at sunset. Reserved parking space a short distance from the dwelling. The property is currently included in the circuit of the tourist lease with active CIN code, thus representing an ideal solution for investment, as well as a second home in one of the most sought-after contexts of Lake Garda. The area Calmasino is a quiet and strategic location in the municipality of Bardolino, well connected to the main attractions of the Garda area. Within a few kilometers are Verona (30 km), Gardaland Resort (20 km) and the main cultural and naturalistic destinations in the area. Lake Garda offers a wide range of outdoor activities: sailing, kitesurfing, hiking, cycling, and more. Contact us for more information or to arrange a visit.

Property ID: IT254151863 - 37011 Calmasino

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Largo Dante Alighieri, n.3, 25087 Salò

Tel.: +39 0365 690596

E-Mail: [salo@von-poll.com](mailto:salo@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

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