

Lazise – Veneto

# Magnificent partially renovated Rustico with lake view

Property ID: IT254151901



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

PURCHASE PRICE: 1.750.000 EUR • LAND AREA: 5.100 m<sup>2</sup>

Property ID: IT254151901 - 37017 Lazise – Veneto

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

Property ID: IT254151901 - 37017 Lazise – Veneto

## At a glance

|             |             |
|-------------|-------------|
| Property ID | IT254151901 |
| Bathrooms   | 10          |

|                |                          |
|----------------|--------------------------|
| Purchase Price | 1.750.000 EUR            |
| Commission     | Subject to commission    |
| Total Space    | ca. 1.170 m <sup>2</sup> |

Property ID: IT254151901 - 37017 Lazise – Veneto

## Energy Data

|              |     |                         |                           |
|--------------|-----|-------------------------|---------------------------|
| Power Source | Gas | Energy Certificate      | Energy demand certificate |
|              |     | Energy efficiency class | G                         |

Property ID: IT254151901 - 37017 Lazise – Veneto

## The property



Property ID: IT254151901 - 37017 Lazise – Veneto

## The property



Property ID: IT254151901 - 37017 Lazise – Veneto

## The property



Property ID: IT254151901 - 37017 Lazise – Veneto

## The property



Property ID: IT254151901 - 37017 Lazise – Veneto

## The property



Property ID: IT254151901 - 37017 Lazise – Veneto

## The property



Property ID: IT254151901 - 37017 Lazise – Veneto

## The property



Property ID: IT254151901 - 37017 Lazise – Veneto

## The property



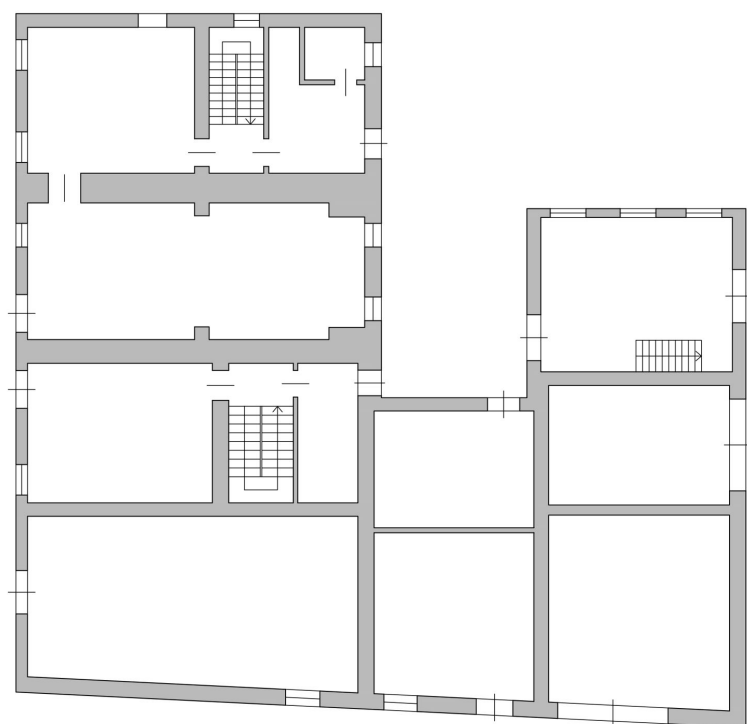
Property ID: IT254151901 - 37017 Lazise – Veneto

## The property

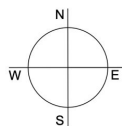


Property ID: IT254151901 - 37017 Lazise – Veneto

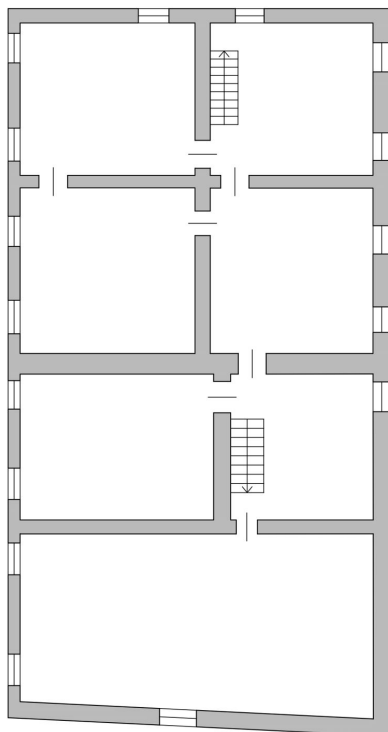
## Floor plans



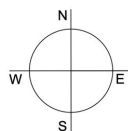
PIANO TERRA  
ERDGESCHOSS







2° PIANO  
2° STOCK



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: IT254151901 - 37017 Lazise – Veneto

## A first impression

Positioned on the first hills of Lazise, immersed in a context of great tranquility and privacy surrounded by olive groves, various orchards and vineyards of the surrounding properties, stands an unobtainable and fantastic partially renovated rustic house of about 1,170 square meters (3,420 cubic meters), on an area of about 5,100 square meters, planted with olive groves and ancient trees arranged in the property in a strategic way to offer and ensure greater privacy. The property in addition to ensuring tranquility, privacy, and a geographic location not far from the center of the country, is located in a logistically strategic point, to divert the heavy traffic of the summer season, and the immediate reach of the most frequent connections. The property in addition to lending itself to be able to develop a project of several housing units (apartments), one could think of developing a single solution or even two distinguished units, as by partially demolishing the structure could be obtained two, of separate villas to be arranged on different surfaces of the lot itself. Any description would not be up to the mark from describing the magic one feels living in this property. The only advice would be to schedule a meeting and see it as soon as possible.

Property ID: IT254151901 - 37017 Lazise – Veneto

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Largo Dante Alighieri, n.3 Salò

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

*To Disclaimer of von Poll Immobilien GmbH*

---

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