Coldwell Banker Realroi
Piazza Malvezzi 23 - 25015 Desenzano del Garda
P.IVA e C.F.: 04174290983
Tel.: (+39) 030 4191413

Building for Sell in Tignale - Area: Gardola

via dei mille, Brescia, 25080 (BS)

765.000€



Contact info



Coldwell Banker Realroi

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Description

In the heart of the village of Gardola, in Tignale, we offer a charming townhouse with breathtaking views of Lake Garda. The location offers a timeless atmosphere, suspended between the tranquility of the mountains and the intensity of the lake landscape.
The property, meticulously renovated in the early 2000s, extends over multiple levels and currently houses six independent apartments. The finishes respect the building's historic character, with exposed stonework, wooden beams, and authentic materials blending with modern comforts.
The property's crowning glory is a splendid 60 mÂ² panoramic terrace overlooking the lake: an enchanting space, ideal for relaxing or socializing in any season.
Completing the property are large common areas, including a spacious kitchen and several multifunctional areas, which could offer the real possibility of creating two or three additional residential units â€“ one or two-bedroom apartments â€“ without compromising the existing structure.
The property's versatility makes it suitable for a variety of uses: perfect for investors interested in generating income through tourist rentals, but also for those wishing to divide and sell the apartments individually, or for families dreaming of a shared retreat in one of Lake Garda's most picturesque locations.
A rare opportunity, in an authentic setting of discreet beauty.

The Location â€“ Nestled between Lake, Sky, and Nature, Tignale is a small mountain town located on the western shore of Lake Garda, at about 550 meters above sea level. It is known for its authentic atmosphere, mild climate, and breathtaking views that range from the Alpine peaks to the lake's waters.
Gardola, the main village, is home to restaurants, cafes, small shops, and essential services. Hiking trails, cycling routes, and scenic roads leading to the Alto Garda Bresciano Park begin here. Beaches, marinas, and sailing centers are just a few minutes' drive away.
Tignale represents the perfect balance between authenticity and beauty, far from the crowded tourist flows but easily accessible from Sal?², Desenzano, Brescia and the airports of Verona and Bergamo.

Coldwell Banker, founded in 1906 in San Francisco, is a world-renowned real estate network, recognized for over a century as a benchmark in the global market. Our brand is synonymous with reliability, excellence, and innovation, appreciated by the most discerning clients for the quality of our services and our international presence. With over 3,300 locations and more than 100,000 agents in 44 countries, our global network allows us to connect buyers and sellers around the world.
Coldwell Banker Real Estate, located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port, is the hub of our operations on Lake Garda and the surrounding area. Our headquarters reflects our philosophy: welcoming, elegant, and professional, it is the place where supply and demand for exclusive properties meet. We specialize in finding and promoting prestigious properties, guaranteeing our clients personalized and attentive service, meeting every luxury real estate need.

Details

Property ID: CBI119-1337-505

Surface: 720.00 m²

Rooms: 20

Bathrooms: 12

Energy Class: G

Bedrooms: 9

Property Features

Floor: Multi-story

Conservation status: Good

Current condition: Free upon deed

Surface: 720.00 m²

Rooms: 20

Bedrooms: 9

Bathrooms: 12

Kitchen: Exposed

Position: Touristic

Elevator: 1

Balconies: Presente

Shower: Yes

Fireplace: Yes

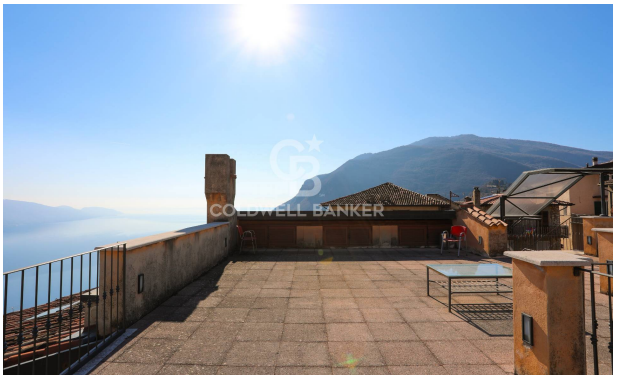
Terrace: Present

Parquet : Yes

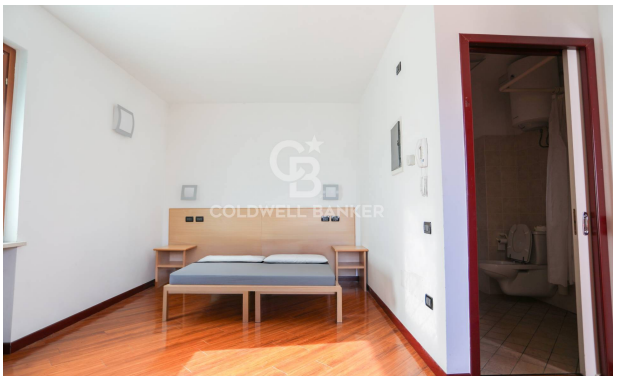
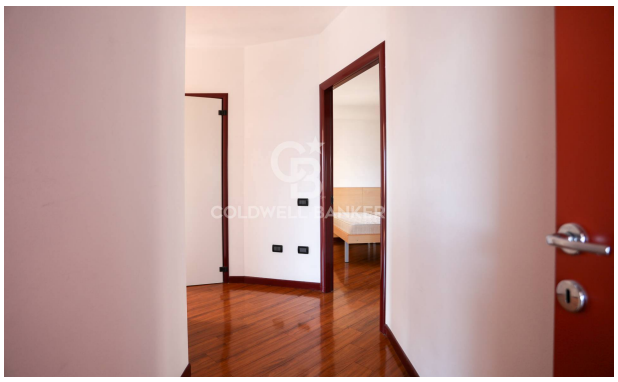
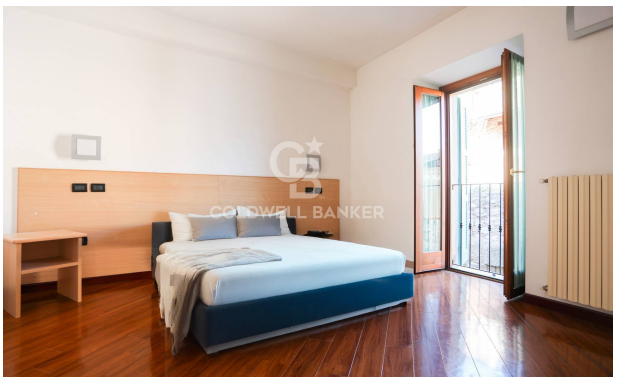
Nearby

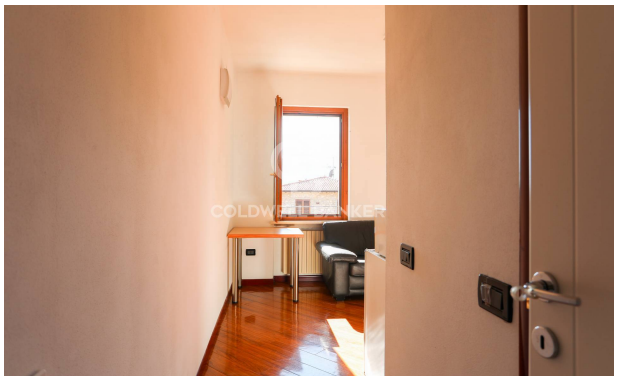
- Football Fields
- Fitness Centers
- Bike Lanes
- Playgrounds
- Public Transport
- Kindergarten
- Elementary Schools
- Cafe
- Post Offices
- Municipal Offices

Images



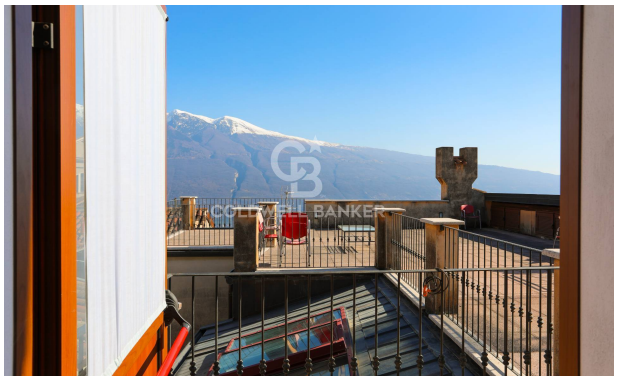












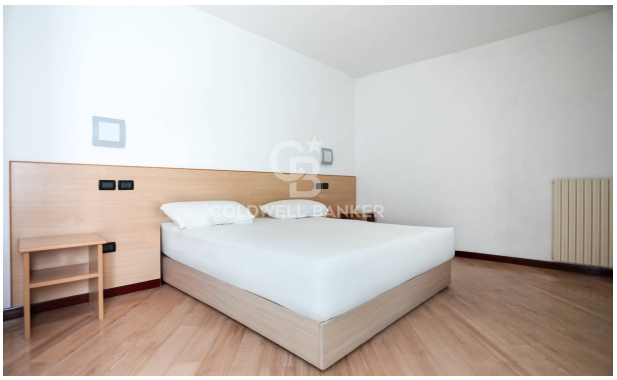


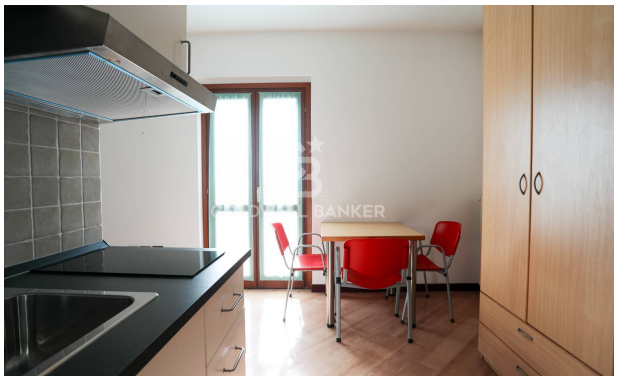


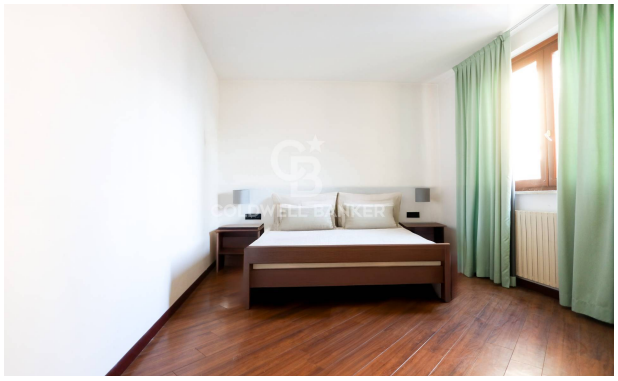


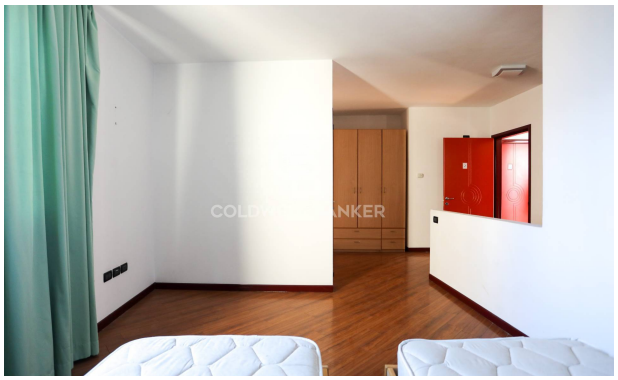
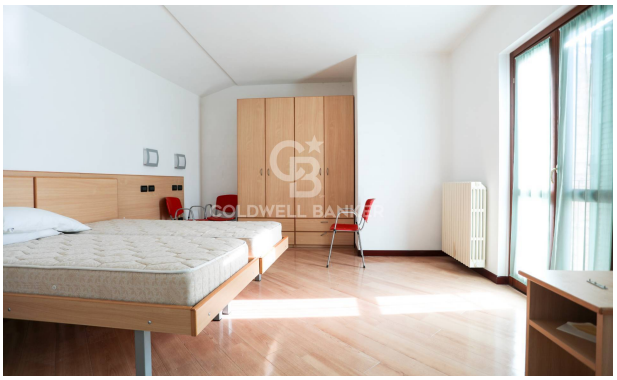
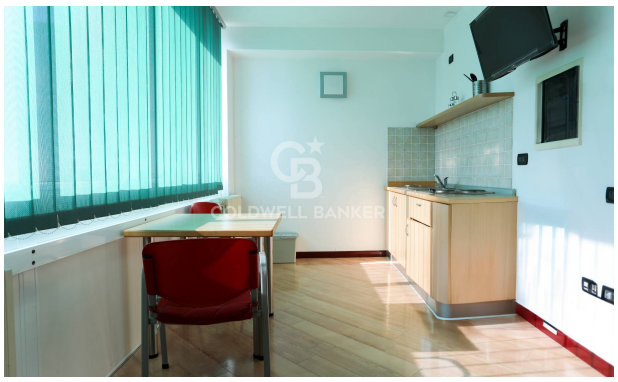


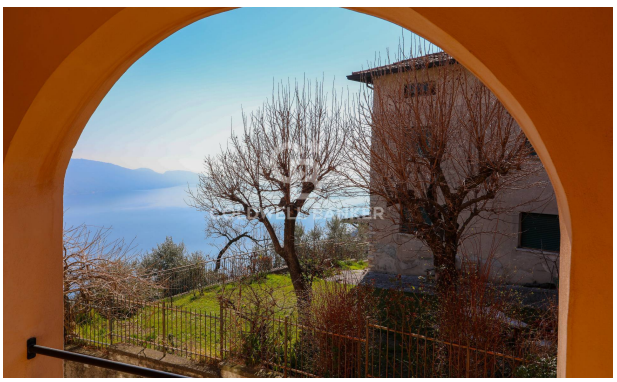












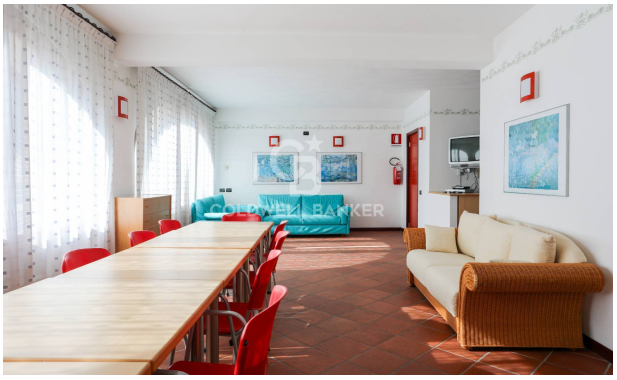








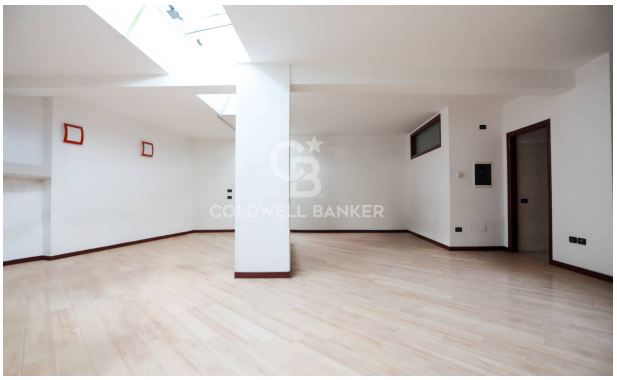




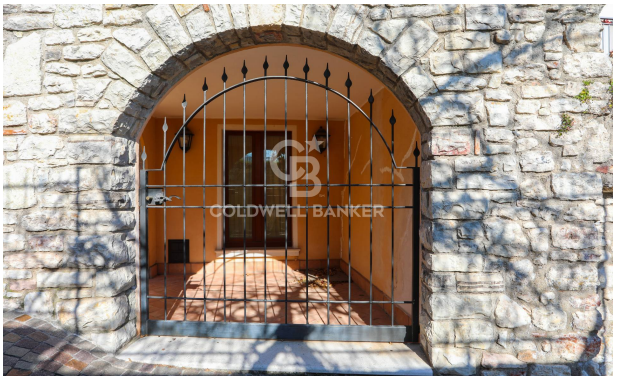














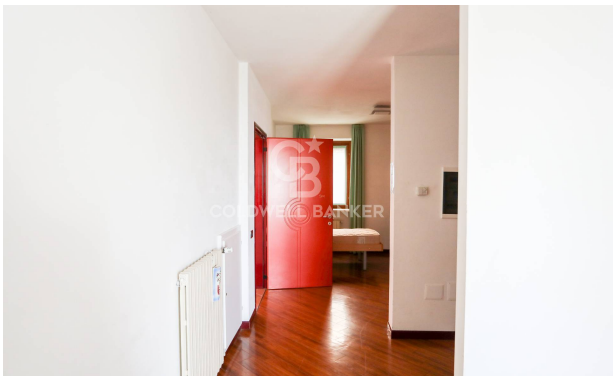














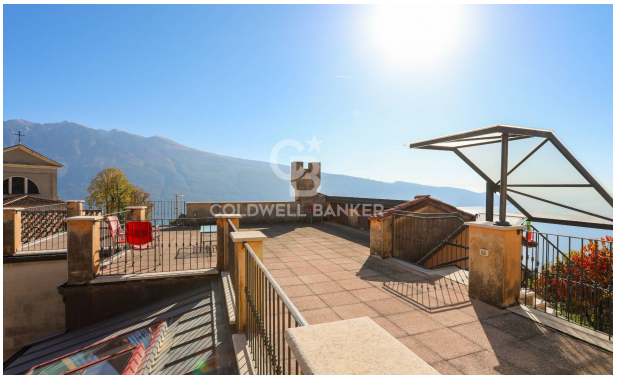




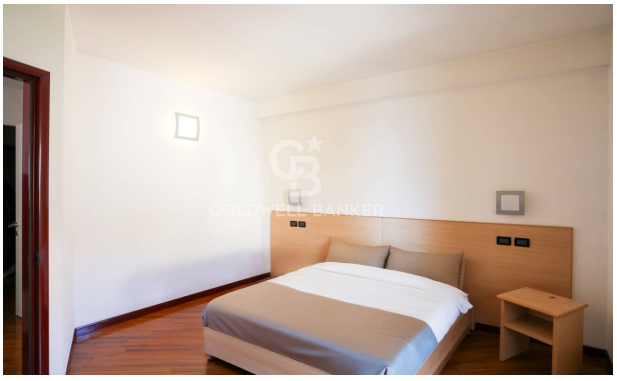














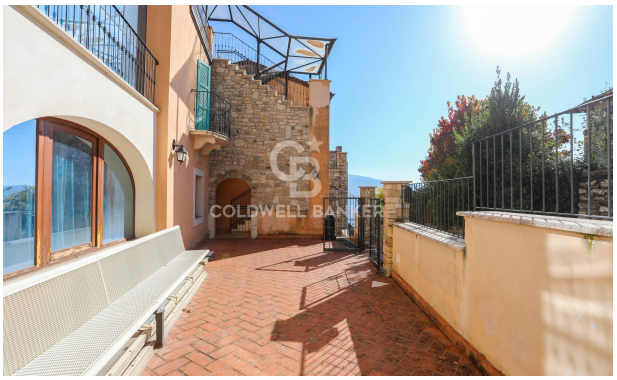
















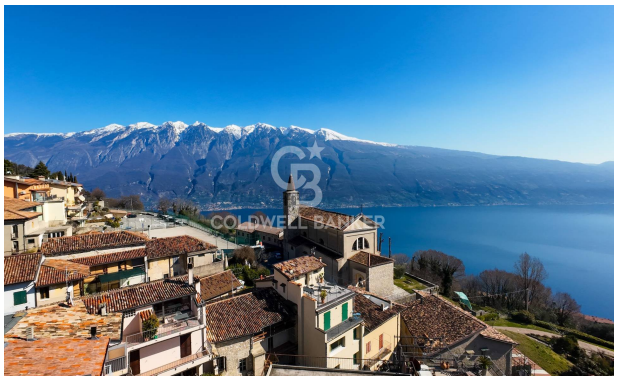




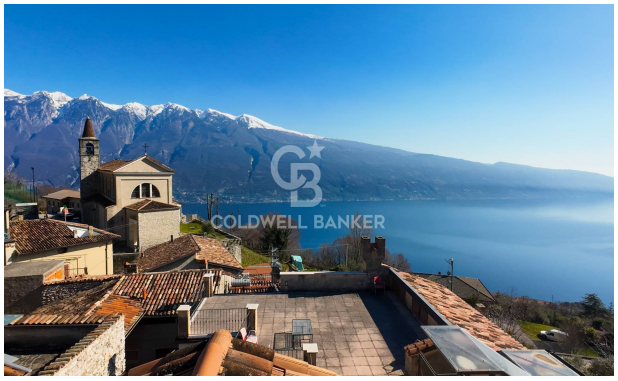






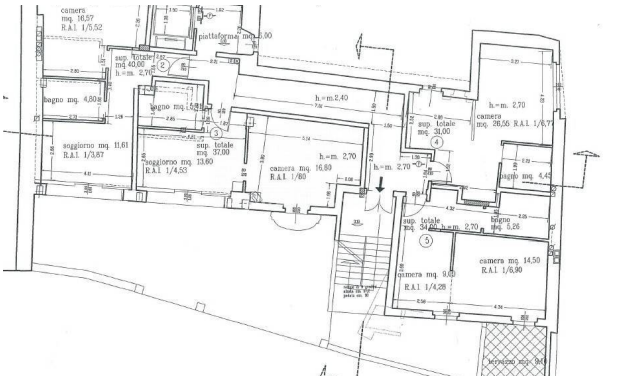


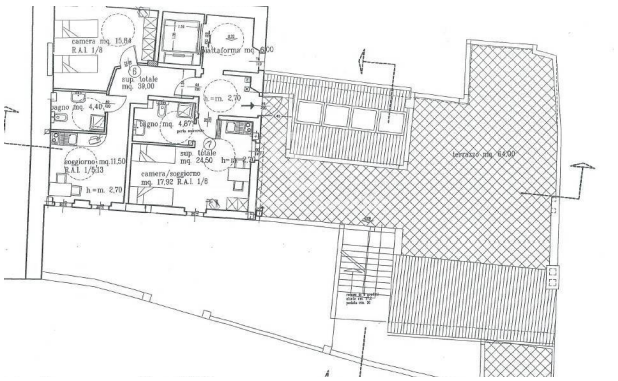


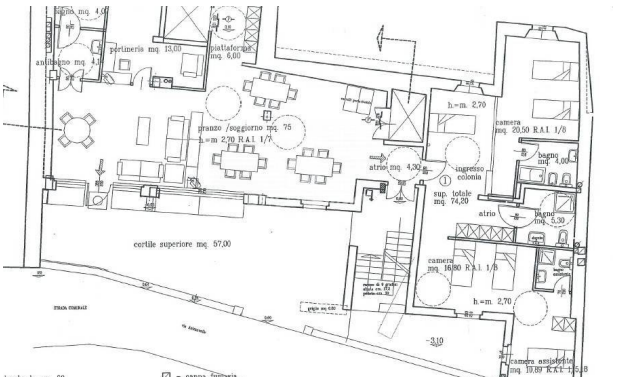


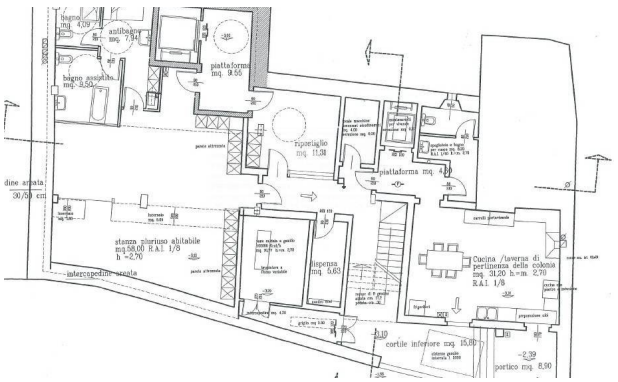





camera mq. 16,57 R.A.I. 1/5,52
piattaforma mq. 2,00
sup. totale mq. 40,00 h.=m. 2,70
bagno mq. 4,80
bagno mq. 1,50
h.=m.2,40
soggiorno mq. 11,61 R.A.I. 1/3,67
sup. totale mq. 37,00
soggiorno mq. 13,60 R.A.I. 1/4,53
camera mq. 16,80 R.A.I. 1/80
h.=m. 2,70
h.=m. 2,70
camera mq. 28,56 R.A.I. 1/6,77
sup. totale mq. 31,00
bagno mq. 4,45
bagno mq. 5,26
sup. totale mq. 34,00 h.=m. 2,70
camera mq. 14,50 R.A.I. 1/6,90
camera mq. 9,63 R.A.I. 1/4,28
terrazzo mq. 9,00


camera mq. 15,04 R.A.I. 1/8
piattaforma mq. 6,00
sup. totale mq. 38,00
bagno mq. 4,40
bagno mq. 4,87
h.=m. 2,70
soggiorno mq. 11,50 R.A.I. 1/5,53
sup. totale mq. 54,50
camera/soggiorno mq. 17,92 R.A.I. 1/8
h.=m. 2,70
terrazzo mq. 63,90


bagno mq. 4,00
pertinenza mq. 13,00
piattaforma mq. 6,00
antibagno mq. 4,
pranzo /soggiorno mq. 75 h.=m 2,70 R.A.I. 1/3
atrio mq. 4,50
h.=m. 2,70
camera mq. 20,50 R.A.I. 1/8
bagno mq. 3,00
ingresso colonia
sup. totale mq. 74,20
atrio
bagno mq. 5,30
cortile superiore mq. 87,00
camera mq. 16,80 R.A.I. 1/8
h.=m. 2,70
-3,10
camera assistenza mq. 19,89 R.A.I. 1/5,18


bagno mq. 4,09
antibagno mq. 7,94
piattaforma mq. 9,55
bagno assistito mq. 3,50
ripostiglio mq. 11,58
piattaforma mq. 4,00
stanza giurisno abitabile mq. 58,00 R.A.I. 1/8 h.=2,70
lavanderia mq. 5,65
Cucina /taverna di pertinenza della colonia mq. 31,20 h.=m. 2,70 R.A.I. 1/8
intercapedine arcata
cortile inferiore mq. 15,00
portico mq. 8,90
-2,39
-3,10