



Rif. 5173



Lionard S.p.A.

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## Sirmione

# Luxury estate for sale in the heart of Sirmione



### DESCRIPTION

This **luxury estate for sale** is located on the renowned peninsula of **Sirmione**, just a few steps from the famous **Scaligero Castle**, and is surrounded by a park full of plants.

The sweet profile of its leafy park and the enchanting **Lake Garda** nearby are the perfect background for this charming **luxury property**, which is located in a great position, close to the town centre.

The outdoors have been carefully designed to harmoniously integrate the building with the landscape, offering unmissable views of the surroundings. We can find this great attention to detail also inside this refined and welcoming property, which measures 542 sqm overall.

This three-storey **luxury villa** does not need any kind of intervention and is ready for you to live in, as it is in a flawless state and features outstanding materials such as red marble tiles for the floors,

parquet floors, and other refined finishes.

A portico measuring over 80 sqm connects the park to the ground floor of this **luxury estate**, which is home to a bright living room with a spacious hall adorned with an 18th-century fresco and a historical fireplace made of red marble from Verona; on this floor there is also a dining room featuring several windows that let abundant sunshine in.

A staircase leads us to the upper floors, which are home to a sleeping area composed of four bedrooms and four bathrooms, including the master bedroom, whose ceiling is entirely frescoed. This floor is completed by a fantastic terrace overlooking the property's leafy park and the vineyards surrounding it.

The 11,000-sqm park is full of tall trees, olive trees, cypresses, shrubs in full bloom and features a wonderful rose garden, a fruit orchard, a small lake and a fantastic swimming pool with a sunbathing area offering the perfect place to relax in the open air in summer.

#### TECHNICAL DETAILS

#### LOCATION

**Lake Garda** is the largest Italian lake and is divided among three Regions (Veneto, Lombardy and Trentino Alto Adige), with a total area of 370 km<sup>2</sup>.

It is a tourist destination par excellence, visited every year by millions of tourists. Lake Garda boasts a truly impressive landscape where the blue waters of the lake are well matched with the green rolling hills of the surroundings, and features 5 small charming islands, all of breathtaking beauty.

With its temperate climate, further mitigated by the mass of water in the basin, the province of Brescia is truly an ideal area, not only for holidays, but also to live in all year round. There are, in fact, many luxury villas and prestigious properties built to meet the growing demands of the market, with the area around the lakes as one of the most desirable in Italy.

Region: Lombardy

Province: Brescia

Municipality: Sirmione



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Type: Luxury villa

Internal surface: 542 sqm

External surface: 11,000 sqm

4 bedrooms

4 bathrooms

Swimming pool

Garden

Park

Small lake

Desenzano del Garda 9 km – Peschiera del Garda 7 km – Salò 30 km – Milan 127 km – Milano  
Malpensa Airport 180 km

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**Price: On Application**



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## PROPERTY PHOTOS



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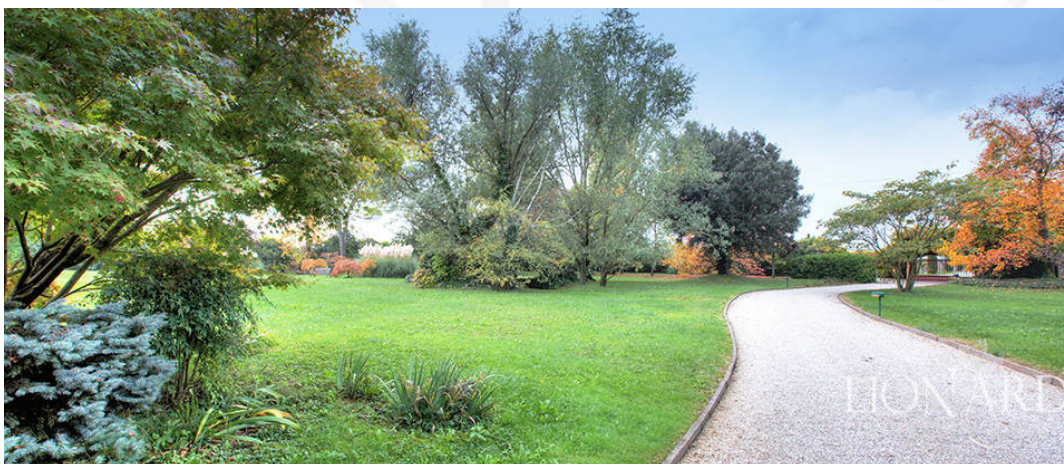
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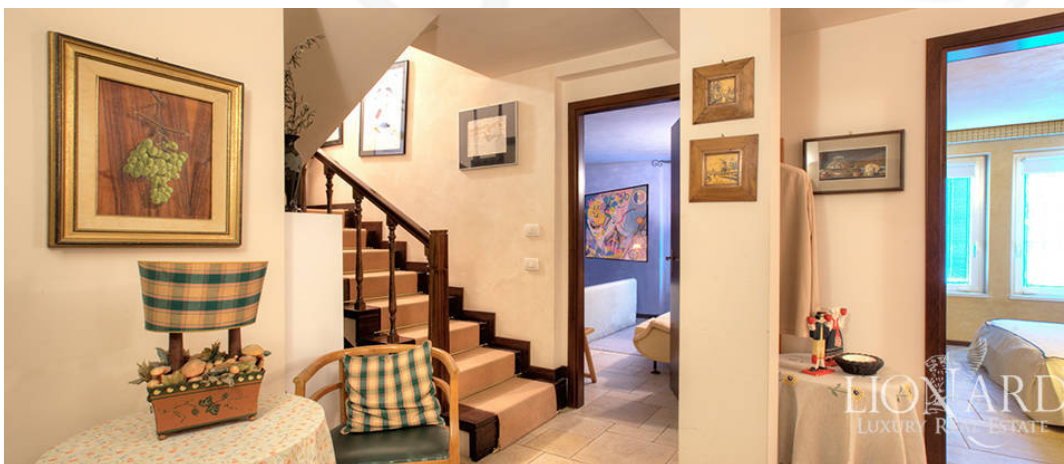
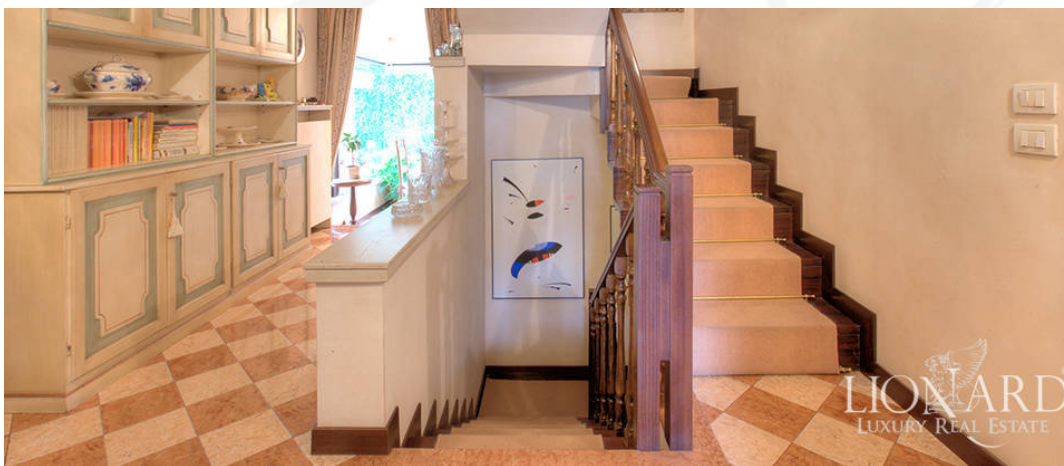
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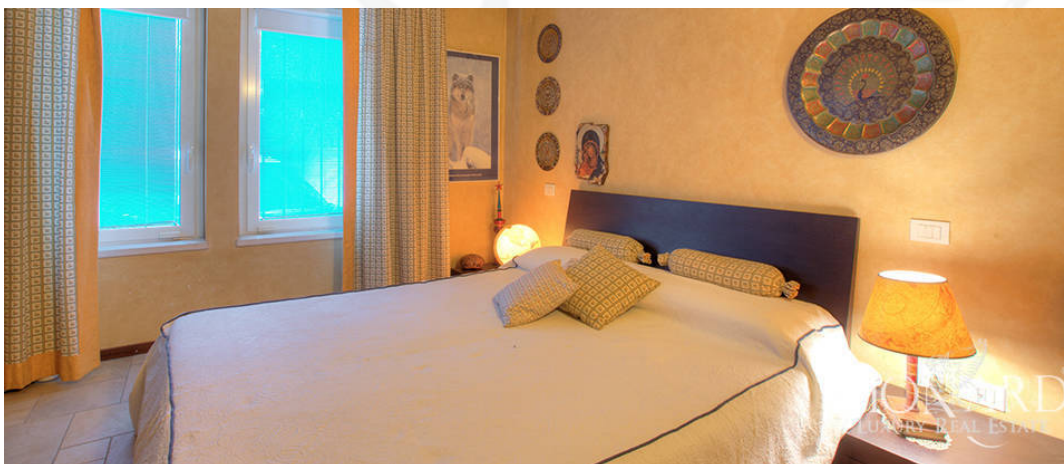
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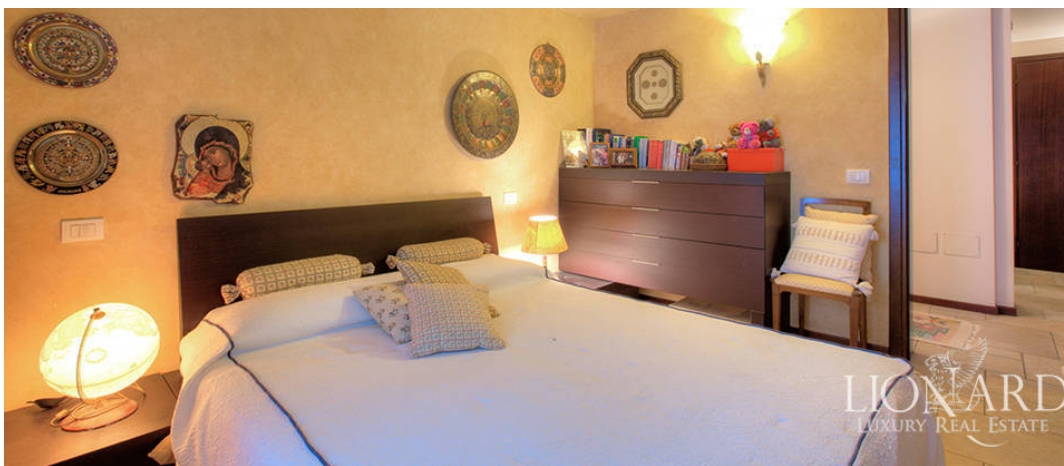
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