

## for sale in Bussolengo

### € 620.000

### Ref. 1011



**974 sq.m. | : 10**

Exclusive lake view property – A once-in-a-lifetime opportunity between Bussolengo and Pastrengo (VR).

In one of the most private and panoramic locations in the Garda hinterland, immersed in the tranquility of nature and surrounded by greenery, we offer a truly prestigious property. A rare location, where privacy, elegance, and landscape blend in perfect harmony, offering a 360-degree view of Lake Garda, the surrounding hills, and the city.

The property is located in a dominant and privileged position, far from noise and disturbance, yet easily accessible. An exclusive setting for those seeking total privacy, surrounded by nature and boasting a unique panorama.

The lot currently includes a detached villa from the 1970s, located at the highest and most scenic point of the property, with enormous potential for enhancement.

The existing volume of 1,275 cubic meters, with the possibility of expansion up to 2,078 cubic meters, makes this property

an extremely interesting solution from a residential and business perspective.

The lot offers various development possibilities:

- renovation of the existing property, transforming it into an iconic luxury residence;
- construction of a prestigious contemporary single or semi-detached villa, with a swimming pool and exclusive outdoor spaces;
- development of a high-level real estate transaction, ideal for investors seeking a rare and highly attractive location.

The conformation of the land and the dominant position allow for maximum privacy, sun exposure and panoramic views, elements increasingly sought after by the high-end market today.

Purchasing this property means owning a unique and hard-to-replicate asset: an exclusive location, surrounded by greenery, with a panoramic view of the lake and the city, in one of the most sought-after areas of the Garda area.

An ideal proposition for those dreaming of a home without compromises and for those looking to invest in a high-profile real estate project.

For more information or to evaluate the property's development potential, contact us today.

## Features

Codice: 1011

Motivazione: Sale

Indirizzo: Località Valpanin, SNC

CAP: 37012

Comune: Bussolengo

Totale\_mq: 974 sq.m.

Locali: 10











