

**for sale in Affi
Incaffi
€ 350.000
Ref. 1055**



470 sq.m. | : 7 | : 7 | : 10

A rustic property to transform into a special place, in the heart of Incaffi – Lake Garda.

In one of Lake Garda's most beloved and authentic areas, nestled among the hills, tranquility, and panoramic views, stands this charming rustic house, now ready to embrace a new life. We're located in Incaffi, a town renowned for its tranquility, strategic location, and secluded atmosphere, just minutes from the lake and major transport links.

The property sits on approximately 1,000 square meters of land, arranged on multiple natural levels, leading the eye upwards to the most panoramic point. It is here that the project's most evocative concept takes shape: a panoramic shared pool, designed as a place of relaxation, light, and conviviality, where one can enjoy the landscape and the slow pace typical of this area.

The rustic property, requiring complete renovation, extends over three levels for a total surface area of approximately 470 square meters. Its generous volumes and original character make it the ideal base for a quality residential project, combining charm, comfort, and contemporary functionality.

A preliminary feasibility study envisions the creation of an exclusive residential complex, consisting of six homes, all with private outdoor spaces and designed to offer privacy, light, and livability in all seasons.

The rooms are distributed harmoniously:

- two ground floor apartments, one with a private garden and one with a private courtyard,
- two three-room apartments on the first floor, one of which has two bathrooms, both with private gardens,
- on the top floor, a three-room apartment and a two-room apartment embellished with a garden and balcony, ideal for those seeking views and privacy.

Completing the project is a basement with six garages of varying sizes, designed for convenience and order.

This isn't just a renovation, it's a vision: to transform a characterful rustic property into a place to live, invest, or experience Lake Garda in an authentic, elegant, and contemporary way.

A rare proposition, where location, land, panorama, and design come together to create a valuable opportunity, now fully developed.

Here, potential becomes future.

Features

Codice: 1055

Motivazione: Sale

Indirizzo: Località Incaffi, SNC

Comune: Affi

Zona: Incaffi

Totale_mq: 470 sq.m.

camere: 7

bagni: 7

Locali: 10





