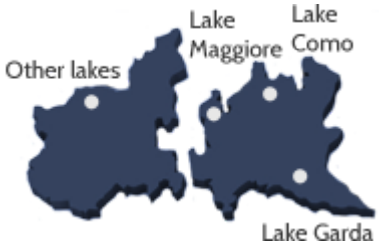


Property 1708344442



Number of beds: 8 + 2 + 2
Bedrooms: 4 + 1

Air Conditioning Throughout
Included in the price.

Air Conditioning In The Bedrooms
Included in the price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Crib

Available For Events
To be evaluated upon request.

Fibre Internet

Located in a quiet area and suitable for yoga retreats

The Villa is Less Than 15 km From a Golf Course
The villa is located 1 km from Golf Hotel Ca' degli Ulivi.

The maximum distance from the city centre is 1.5 km
The centre of Marciaga is 400 metres from the villa.

Dishwasher

Washing Machine

Mattress sizes and bed dimensions
Main villa: 4 double bedrooms, of which three feature 160x200 cm beds and one features a 180x200 cm bed. Two of the bedrooms also include a single

sofa bed, for a total of two single sofa beds.Pool house: 1 bedroom with a 140x200 cm double sofa bed.

Bath amenities
Initial supply-

Nearby
The villa is located 300 metres from Marciaga Bistrot, 350 metres from El Coperton Bicigrill Parco dello Sport Marciaga bar, 450 metres from Ristorante Pizzeria Cà Morel, and 6 km from the Famila supermarket in Costermano sul Garda. The villa is also just 3 km from Garda, where guests can find bars, restaurants, and all essential services.

Parking Space
Uncovered parking within the property for 6 cars. Included in the price.

Swimming Pool
20 x 8 m.Depth: 1,40 m.

Heating
Included in the price.

High Chair

Housekeeping
Daily housekeeping (bedrooms and bathrooms, no kitchen). Included in the price.

Smart TV

SPA
Sauna and outdoor Jacuzzi.

Outdoor Hot Tub
Outdoor Jacuzzi for six people.

Countryside View

Lake View

Wi-Fi

*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

NEARBIES

Villa Orione is 35 km from Verona Villafranca Airport, 120 km from Milan Bergamo Orio al Serio Airport, 158 km from Venice Marco Polo Airport, and 198 km from Milan Malpensa Airport. The villa is just 400 m from the centre of Marciaga, 3 km from Garda, 6 km from Bardolino, 7 km from Torri del Benaco, 11 km from Lazise, 27 km from Malcesine, 30 km from Peschiera del Garda, 37 km from Sirmione, and 39 km from Verona. The villa is located just a short distance from the Golf Hotel Ca' degli Ulivi.

FEATURES

Main Villa:

- 4 Double Bedrooms + 2 Single Sofa Beds
- 4 En-Suite Bathrooms + 1 Guest Bathroom
- Fully Equipped Kitchen with Induction Cooktop
- Spacious Open-Plan Living Area
- Dining Area
- Outdoor Hot Tub (Access from a Bedroom)
- Private Sauna (in a Bedroom)
- Terrace with Outdoor Dining Table
- Laundry Room with Washing Machine and Dryer

Pool House:

- 1 Room with Double Sofa Bed
- 1 Bathroom
- Fully Equipped Kitchen
- Outdoor Dining Area

- Saltwater Infinity Pool
- Paved Sunbathing Area with Sun Loungers
- Meandering Walking Trails
- Ancient Olive Groves
- Garden
- Heliport





DESCRIPTION

Property 1708344442 - MARCIAGA

4+1 Bedrooms

Location and Surrounding Area
Nestled on a quiet hillside in Marciaga, Property 1708344442 enjoys a privileged location just minutes from the shores of Lake Garda and within easy reach of the cultural treasures of Verona. Surrounded by olive groves and peaceful countryside, the villa offers a wonderful sense of privacy while remaining well connected to nearby attractions. The villa's gently elevated position affords sweeping views over the rolling landscape and the glimmering lake in the distance.

The charming village of Marciaga offers a peaceful and authentic experience of life near Lake Garda. Just a short drive from the villa, the lakeside town of Garda invites visitors to explore its quaint streets, boutique shops, and lakeside cafes. The shimmering waters and gentle breeze create a perfect setting for leisurely strolls or boat excursions. Whether savouring local cuisine or simply soaking in the serene atmosphere, this area is ideal for those seeking tranquillity with stunning natural beauty.

A little further along the lake, the towns of Bardolino and Torri del Benaco beckon with their rich history and vibrant atmospheres. Bardolino is famed for its excellent wines, charming harbour, and lively markets, offering a delightful blend of culture and leisure. Meanwhile, Torri del Benaco enchants visitors with its medieval castle overlooking the lake, cobbled streets, and traditional restaurants serving regional dishes. Both towns are perfect for day trips filled with exploration, tasting local flavours, and enjoying lake views.

To the south, Peschiera del Garda presents a lively blend of history and modernity with its fortified old town and bustling marina. This charming spot is ideal for waterside dining and exploring the network of canals that weave through the town. A little further afield, the elegant city of Verona awaits with its rich Roman heritage, grand piazzas, and romantic charm. Renowned for its ancient amphitheatre and Shakespearean connections, Verona offers an inspiring cultural escape just a short drive from the villa.

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The Property
Tucked away in the peaceful hills of Marciaga, just five minutes from the shores of Lake Garda and half an hour from the cultural gem of Verona, Property 1708344442 is a luxurious hideaway offering complete privacy and scenic beauty. Sleeping up to 10 guests across 5 bedrooms, Property 1708344442 comprises a main residence of 400 sqm (4 bedrooms) and a charming pool house (1 bedroom with double sofa bed). 2 additional guests can be accommodated on 2 single sofa beds in the main villa.

Surrounded by 40,000 square metres of private land, the estate is dotted with ancient olive groves and meandering walking trails. From its gently elevated position, the villa enjoys sweeping panoramic views of Lake Garda and the surrounding countryside. At the heart of the grounds is a spectacular saltwater infinity pool, bordered by a serene pond nestled among pebbles, creating a magical atmosphere. An elegant paved area with sun loungers and deckchairs sits between the pool and the pool house.

Main Villa (4 Bedrooms):
A paved path leads uphill to the main villa. Inside, the villa blends modern design with timeless comfort. The spacious open-plan living area is flooded with light through floor-to-ceiling windows and elegantly

decorated with a Persian rug echoing the tones of the feature wall and sofa. The indoor dining area opens onto the panoramic terrace through French doors, while the adjoining kitchen is sleek and fully equipped, featuring an induction cooktop. A convenient guest bathroom is also located within the living area.

The main villa's four bedrooms offer a refined atmosphere. Three of the bedrooms are situated on the ground floor, each with its own en-suite bathroom and views over the garden. One features an en-suite with a shower, while another offers a walk-in shower and double vanity. The third, with a king-size bed (180 cm), boasts direct access to the outdoor hot tub and includes a private sauna, as well as a single sofa bed for one extra guest. Upstairs, the fourth bedroom enjoys sweeping lake views and includes an en-suite bathroom with a bathtub, as well as a single sofa bed for one extra guest.

Pool House (1 Bedroom):
The fifth bedroom is in the charming pool house, an independent space with a comfortable double sofa bed (160 cm) for two guests, a dedicated bathroom with a shower, and enchanting views over the surrounding garden and pool. Designed with both privacy and versatility in mind, the pool house also includes its own fully equipped kitchen, making it ideal for guests seeking a little extra independence or for preparing relaxed al fresco meals just steps from the water.

PHOTOS























































































