Prime Italia Capital Srl
Piazza della Repubblica n. 19 - 20124 Milano (MI)
+39 3312765844

Villa for sale in Tavernola Bergamasca
€ 2.700.000
Ref. AV04



1.500 sq.m. | Bathrooms: 8 | Bedrooms: 10 | Rooms: 20

18th-century manor house overlooking Lake Iseo with a historic 22,000 sq m botanical garden.

In a prestigious location directly overlooking Lake Iseo, with an extraordinary panoramic view of Monte Isola, we offer for sale a rare and charming 18th-century manor house, surrounded by a historic botanical garden and a private park of over 22,000 square meters.
A one-of-a-kind property, where history, architecture, nature, and landscape blend together in a setting of great charm and privacy.
The villa encompasses a total area of approximately 1,500 square meters, of which approximately 1,180 square meters is the main residence, spread across three levels. The interiors retain important period features, including large frescoed halls, high ceilings, large windows, and charming rooms overlooking the lake.
The Manor House
On the ground floor there are three large reception rooms, characterised by internal heights ranging from 2.80 to 3.65 metres, in addition to the main entrance, a large portico and a splendid panoramic veranda facing the lake, particularly bright and scenic.
A magnificent staircase leads to the main floor, which features a spacious living room, two studies, a library with a reading room, five bedrooms, and two bathrooms. This floor also boasts a wonderful veranda and a terrace overlooking Lake Iseo,

offering a breathtaking view of Monte Isola.
The second floor currently houses two large attic rooms, with heights ranging from approximately 1.50 to 3 meters. These spaces offer interesting potential for enhancement and, subject to the necessary permits, could be used as additional bedrooms, suites, or accessory spaces for the residence.
Three independent apartments
The property also includes three residential units with independent entrances, ideal for guests, staff, or to create additional reception spaces.

Apartment 1 – approximately 82 m2: living room, kitchen, bedroom and bathroom.
Apartment 2 – approximately 84 m2: kitchen, living room, bedroom, bathroom and balcony.
Apartment 3 – approximately 94 m2: living room, kitchen, two bedrooms, bathroom, and balcony with lake view.
A historic Botanical Garden of over 22,000 square meters
The property's true distinguishing feature is located behind the Villa: an extraordinary botanical garden with a park of approximately 22,000 square meters, enhanced by a small greenhouse and a rustic building.
The park preserves an important botanical heritage, linked to the figure of the renowned Italian botanist Dr. Fenaroli, who contributed to its planting and conservation over time.
Inside there are numerous tree species, including bamboo, giant sequoias, camphor and Ginkgo biloba, as well as historic kiwi plants, once introduced for the purposes of study and experimentation of their cultivation in Italy.
A property to be restored to its former glory
The villa is generally in good condition, although it requires significant restoration, renovation, and system upgrades. The main building currently does not have a modern heating system.
Its size, lakefront location, historical value, and botanical gardens make this property particularly attractive, both as a prestigious private residence and as a potential development project for luxury hospitality, a boutique hotel, or a prestigious residence, subject to prior approval and approval.
A unique property on Lake Iseo, designed for those seeking not just a villa, but a truly historic Italian residence immersed in a unique natural setting, with one of the most evocative views of Monte Isola.
Total area: approximately 1,500 m2
Main part: approximately 1,180 m2
Park and botanical garden: over 22,000 m2
Independent units: 3 apartments
Location: Lake Iseo view – view of Monte Isola

Features

Code: AV04	Reason: Sale
Categoria: Villa	Address: Via Roma, 2
Zip Code: 24060	Municipality: Tavernola Bergamasca
Total Square Meters: 1.500 sq.m.	Bedrooms: 10
Bathrooms: 8	Rooms: 20
State of Preservation: Be Restored	Level: On two-levels
Total Floor: 2	Heating: Heating
Sea Distance: 100 meter	Terrace : 30 □
Porch : 100 □	Closet
Fireplace	Telephone System
Wooden Window Frames	Shutters

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes

Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	









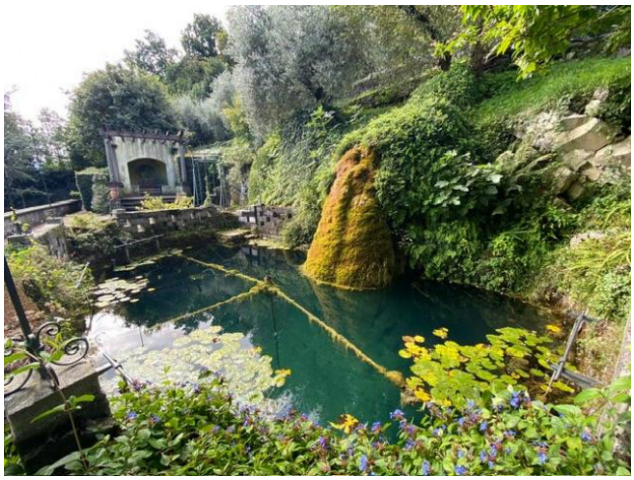








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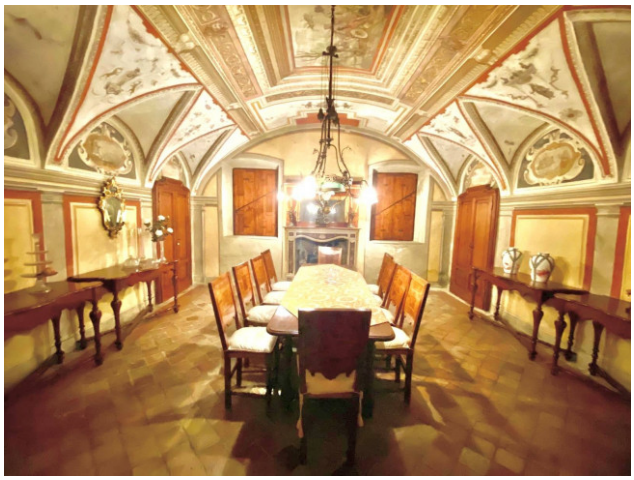








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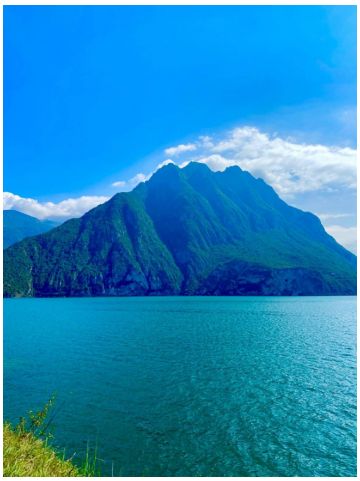






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