

## Villa for Sale in Padenghe sul Garda

### € 1.350.000

### Ref. CBI119-2025-188



**350 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 6**

Padenghe sul Garda, just 500 meters from the lake, in a residential area of villas only, we offer for sale a single villa on two floors plus basement.

The villa, elegant and well cared for, is furnished in a classic style and is in an excellent state of maintenance.

On the ground floor we find a living room, a bright eat-in kitchen with large windows that open onto the external porch and in the sleeping area a bedroom and two bathrooms. On the first floor, there is the master bedroom with a loggia overlooking the lake, a large bathroom and a third bedroom. In the basement there is a small apartment with bedroom, bathroom and tavern, technical room and a double garage of 40 m2. The villa, in addition to the excellent finishes, is equipped with underfloor heating and cooling with relative dehumidification system.

Externally it has large porches overlooking a large swimming pool, the 1,000 m2 garden is well planted and cared for.

Padenghe is a town on the Brescia side of Lake Garda with an ideal climate in every season and very easy to reach. It is immersed in the greenery of the morainic hills which, softly arranged in a crown, cover a large area. This land constitutes the production area of the most important DOC wine in the province of Brescia: Garda Classico, it belongs to Valtenesi, the agricultural area that extends south-west of Garda, between Padenghe and Salò.

Coldwell Banker is a real estate network founded in 1906 in San Francisco and has represented a point of reference and guide for the



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## Certification

**Energy Class:** D

## Property Informations

**Address:** Via Santa Giulia

**Zip Code:** 25080

**Bedrooms:** 4

**Bathrooms:** 4

**Rooms:** 6

**State of Preservation:** Excellent

**Level:** Multi-Storey

**Total Floor:** 3

**Parking:** Carport

**Age Construction:** 2004

**Current Status:** free upon deed

**Balconies:** Present, 7 sq.m

**Terrace:** Present, 32 sq.m

**Garden:** Private, 1.000 sq.m

**Sea Distance:** 1.500 meter

**Kitchen:** Regular Kitchen

**Box:** Double, 30 sq.m

## Features

Terrace

Tv Antenna: Autonomous

Porch

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Sanitary Suspended

Jacuzzi

Shower

Wooden Window Frames

Predisposition for Alarm

Safe-Deposit Box

Basement

Pool

Panoramic view

Land: 1000 □

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices

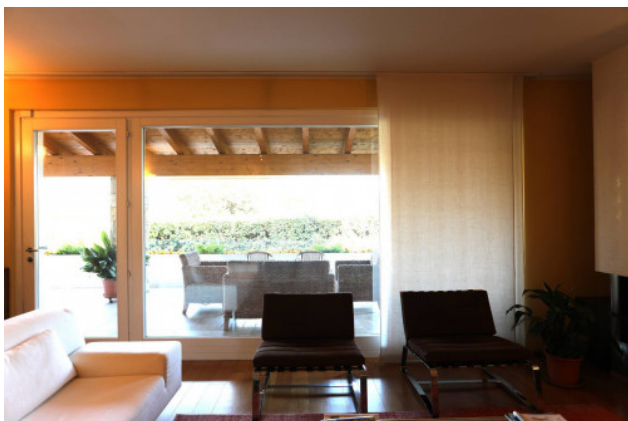
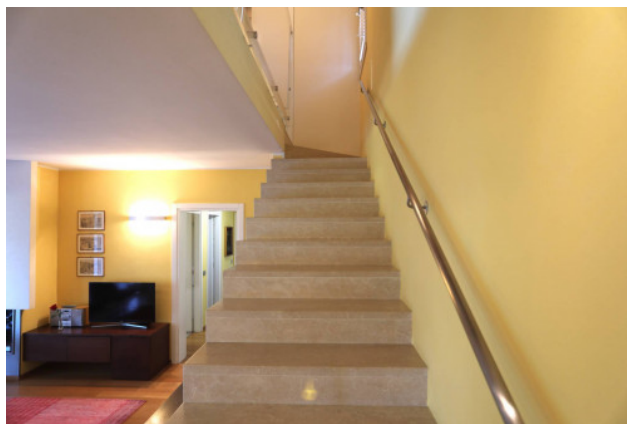




#### Realroi

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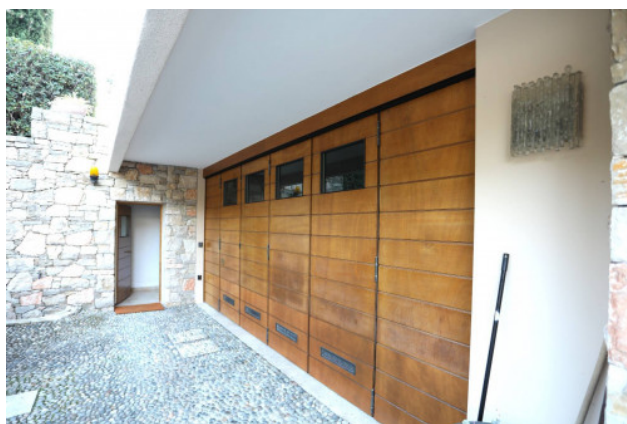
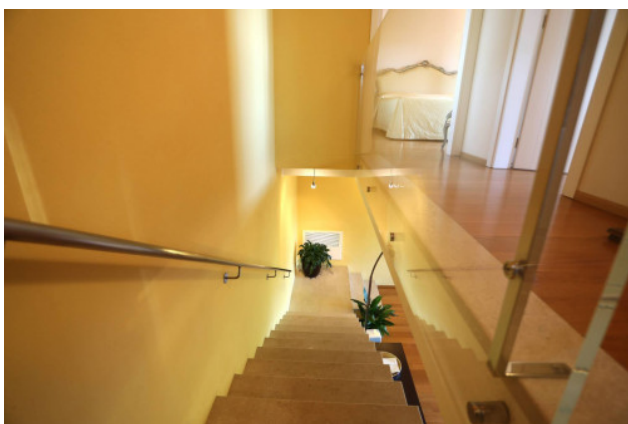


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