Realroi
Piazza Malvezzi 23 - 25015 Desenzano del Garda
Phone number (+39) 030 4191413

holiday home for Sale in Peschiera del Garda
Confidential Negotiation
Ref. CBI119-1337-233



435 sq.m | Bathrooms: 6 | Bedrooms: 6 | Rooms: 3

In the immediate hinterland of Peschiera del Garda, just steps from the picturesque Frassino lake, we offer for sale a recently built semi-detached villa, spanning approximately 260 sq m of living space, plus porches and panoramic terraces.
The property, currently divided into several residential units and used as a B&B with a consolidated clientele, is suitable both as a profitable investment and as a multi-family residence.
The villa extends over two levels above ground plus an attic with a large terrace. The interior spaces have been organized into independent mini-apartments, each with its own bathroom, in addition to a master unit intended for the owner.
Outside, a covered porch and a well-kept garden, ideal for a swimming pool, offer areas for relaxation and socializing.
The basement features a garage with space for approximately 6 cars and a large multipurpose room, suitable for use as a tavern, gym, or wellness area.
The location is strategic: just minutes from the center of Peschiera and the beaches of Lake Garda, in a green and quiet setting but well-served.
Thanks to its versatility, the property represents an excellent investment opportunity: both for those wishing to continue an existing hospitality business and for those seeking a large residence capable of accommodating multiple families.

Peschiera del Garda is one of the liveliest and most charming towns on the southern shore of Lake Garda, located where the Mincio River rises. The town combines the charm of its millennia-old history and its Venetian walls, a UNESCO World Heritage Site, with the vibrant atmosphere of a renowned lakeside resort.

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A natural and cultural crossroads, Peschiera is the ideal place to live or invest: it offers modern services, quick connections to Northern Italy's major cities, and endless opportunities for recreation. From relaxing lakeside days to cycling routes along the Mincio River, from food and wine experiences to cultural and sports itineraries, it represents a unique setting, perfect for both those seeking a permanent residence and those seeking an authentic and dynamic vacation destination.

Coldwell Banker is an international real estate network founded in 1906 in San Francisco. For over a century, it has been a benchmark in the global market, recognized worldwide for its reliability, quality of service, and ability to satisfy the most demanding clients. Today, the brand is present in over 44 countries, with more than 3,000 agencies and 90,000 qualified agents, and is synonymous with professionalism and prestige in the real estate sector.
Coldwell Banker Real Estate is located in Desenzano del Garda, at Piazza Malvezzi 23, in the historic heart of the city and just steps from the picturesque old port. Our agency is an elegant and welcoming space, designed as a meeting place for those looking to sell or buy exclusive and prestigious properties.

Certification

Energy Class: A1

Property Informations

Address: Via Mantova	**Zip Code**: 37089
Bedrooms: 6	**Bathrooms**: 6
Rooms: 3	**State of Preservation**: Excellent
Level: Multi-Storey	**Total Floor**: 4
Parking: Carport	**Age Construction**: 2013
Current Status: free upon deed	**Balconies**: Present, 12 sq.m
Terrace: Present, 40 sq.m	**Garden**: Private, 350 sq.m
Sea Distance: 1.500 meter	**Kitchen**: Exposed Kitchen

Features

Terrace: 60 □	Tv Antenna: Autonomous	Closet
ADSL Coverage	Fastweb Coverage	Air-Conditioned
Wiring: By Law	Sanitary Suspended	Jacuzzi
Shower	Predisposition for Alarm	Shutters
Top floor : 60 □	Panoramic view	Land: 500 □

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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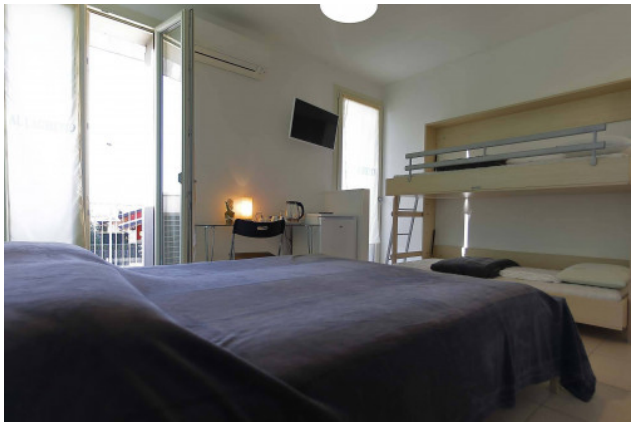
















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