

## rustic/house/court for Sale in Monzambano Pille

€ 620.000

Ref. CBI119-1337-296



**550 sq.m | Bathrooms: 7 | Bedrooms: 9 | Rooms: 11**

In the hills of Monzambano, in the tranquil countryside on the banks of the Mincio River, we offer for sale a portion of a recently renovated farmhouse.

Specifically, all load-bearing walls were underlaid, external walkways were created, the wooden roof was replaced, the well and farmyard were renovated, the perimeter wall was redone, and the façade was sandblasted and stuccoed flush with the stone. This distinctive property, with its original stone walls and beams, is ideal for those who appreciate spacious spaces and greenery. The 1,600 m<sup>2</sup> garden allows for the construction of a swimming pool. The property's location is particularly interesting from a natural, historical, and food and wine perspective.

The current owners are willing to provide a detailed renovation project, drawn up by a leading local architect, which includes dividing the property into two apartments, and possibly a turnkey sale of the fully renovated property.

Close to Lake Garda, near Borghetto and Valeggio Sul Mincio, nestled among spectacular cycling and walking trails, it's a destination for athletes and tourists from all over the world. It's also just 15 km from Gardaland amusement park.

Monzambano is located in the upper Mantua province, overlooking Lake Garda. The historic center and cultural center are characterized by the recently renovated Piazzetta delle Arti e Mestieri, which offers a stunning view of the Mincio River valley. The area boasts excellent agricultural products. It is also known as the "town of two castles," and upon reaching the town, the castles of Monzambano and Castellaro Lagusello, both of which evoke medieval charm, stand out.



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Coldwell Banker Real Estate, located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port, is the hub of our operations on Lake Garda and the surrounding area. Our headquarters reflects our philosophy: welcoming, elegant, and professional, it is the place where supply and demand for exclusive properties meet. We specialize in finding and promoting prestigious properties, guaranteeing our clients personalized and attentive service, meeting every luxury real estate need.

## Certification

**Energy Class:** not applicable

## Property Informations

**Address:** strada tarsi

**Bedrooms:** 9

**Bathrooms:** 7

**Rooms:** 11

**State of Preservation:** Be Restored

**Level:** Ground Floor

**Total Floor:** 3

**Age Construction:** 1800

**Current Status:** free upon deed

**Garden:** Private

**Sea Distance:** 10.000 meter

## Features

Fireplace

Panoramic view

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

Post Offices

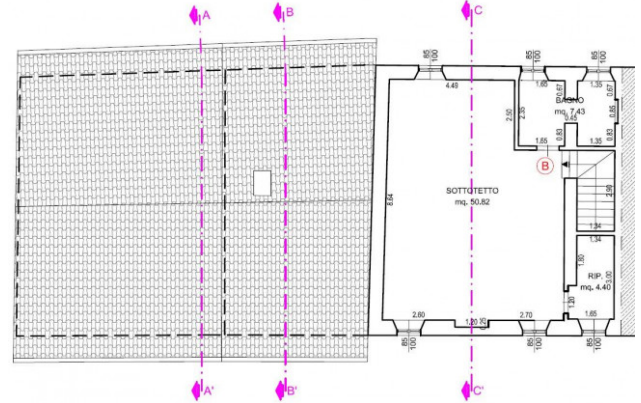
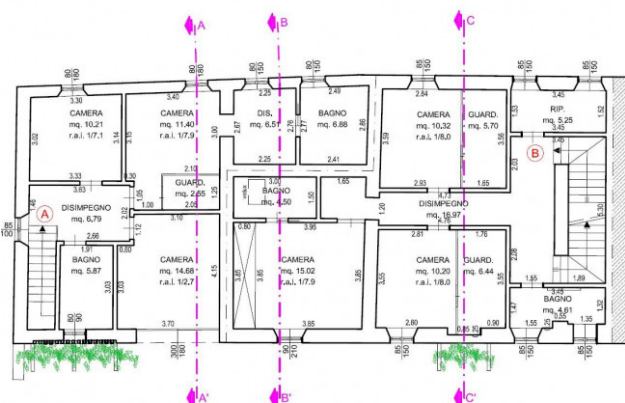
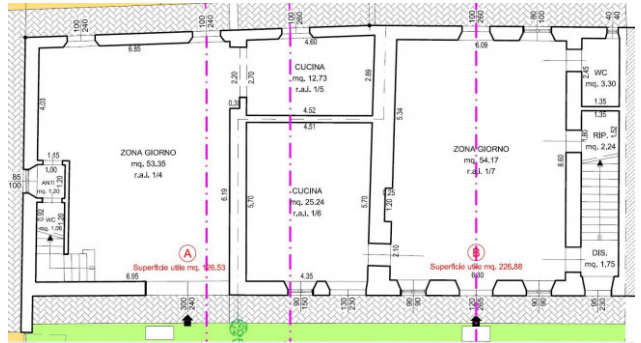
Shopping Centers

Municipal Offices



**Realroi**

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