



## townhouse for Sale in Mantova

### € 350.000

### Ref. CBI119-1337-318



**277 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 9**

Mantua historic center - Detached house with garden and garage in via Carducci

In the heart of the historic center of Mantua, in one of the most private and residential streets, we offer for sale a rare independent townhouse of approximately 270 commercial square meters with private internal garden and garage.

The property, to be renovated, is spread over several levels and offers ample possibilities for customization, with the possibility of creating:

a prestigious single-family residence, two independent housing units, a professional studio with living space, a charming accommodation facility.

Main features:

Central but quiet location  
Independent entrance  
Private internal garden  
Garage  
Over 270 sqm of commercial space  
Potential for terrace and architectural enhancement

A rare opportunity for those seeking space, independence and potential in the historic heart of Mantua.

For more information and visits, contact us!

Realoi



Mantua, a jewel of art and culture. Framed by the waters of its three lakes, Mantua is a city of timeless charm, where history, art and nature blend harmoniously. Declared a UNESCO World Heritage Site in 2008, Mantua preserves intact the magnificence of the Gonzaga family, who made it one of the capitals of the Italian Renaissance.

Walking through its streets means immersing yourself in a real open-air museum, among stately buildings, scenic squares and suggestive views. Palazzo Ducale, with its frescoes by Mantegna in the Camera degli Sposi, and the majestic Palazzo Te, a masterpiece by Giulio Romano, are just some of the treasures that the city holds.

Mantua is also a lively and dynamic cultural center: it is the only Italian city present on the Google Arts & Culture platform with over 1,000 digitized works and 40 virtual exhibitions set up in eight museums. Here, every corner tells a story, and every building bears witness to the prestige of a glorious past.

In addition to its extraordinary artistic heritage, Mantua offers an excellent quality of life. According to Legambiente's Ecosistema Urbano 2023 report, it was ranked among the best Italian cities for environmental sustainability and livability. The greenery of its parks, the charm of the banks of the Mincio and the richness of its food and wine tradition make it a perfect place not only to visit, but to live.

Mantua is not just a city, it is an experience: a place where the past intertwines with the present, giving unique emotions to those who have the privilege of discovering it.

Coldwell Banker, founded in 1906 in San Francisco, is a world-renowned real estate network, recognized for more than a century as a point of reference in the global market. Our brand is synonymous with reliability, excellence and innovation, appreciated by the most demanding customers for the quality of the services offered and our international presence. With more than 3,300 locations and more than 100,000 agents in 44 countries, our global network allows us to connect buyers and sellers anywhere in the world.

Coldwell Banker Realroi, located in the historic heart of Desenzano del Garda, in Piazza Malvezzi 23, a few steps from the ancient port, is the hub of our operations on Lake Garda and its surroundings. Our headquarters reflects our philosophy: welcoming, elegant and professional, it is the place where supply and demand of exclusive properties meet. We specialize in the search and promotion of prestigious properties, guaranteeing our clients a personalized and attentive service, capable of satisfying every need in the luxury real estate sector.

## Certification

**Energy Class:** G

## Property Informations

**Address:** via giosuè carducci, 37

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 9

**State of Preservation:** Be Restored

**Level:** Ground Floor

**Total Floor:** 3

**Age Construction:** 1974

**Current Status:** free upon deed

**Balconies:** Present

**Terrace:** Present

**Garden:** Private, 100 sq.m

**Kitchen:** Present

**Box:** Single, 20 sq.m

## Features

Terrace

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Parquet

Telephone System

Wiring: in accordance when created

Shower

Wooden Window Frames

Shutters

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

Realroi



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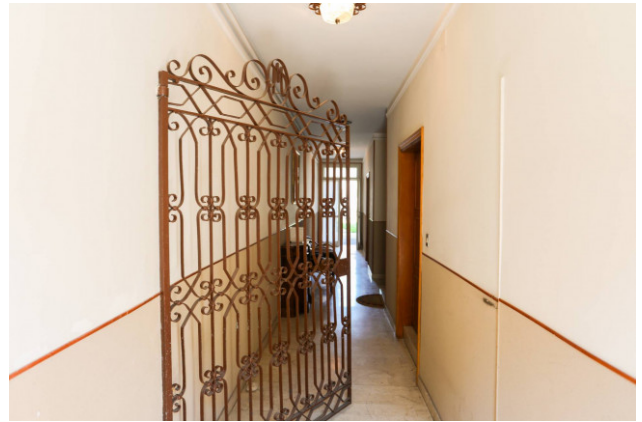
High Schools

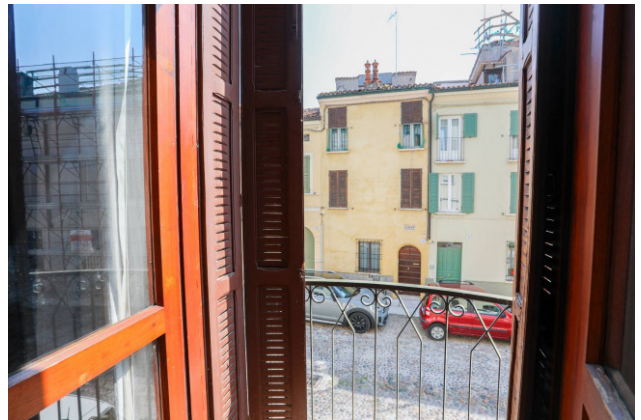
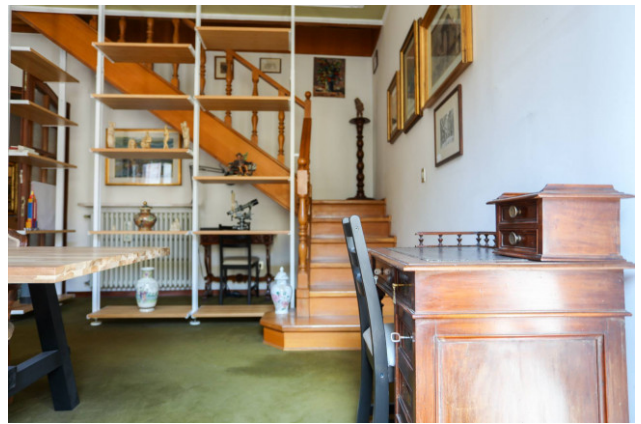
Cafe

Post Offices

Shopping Centers

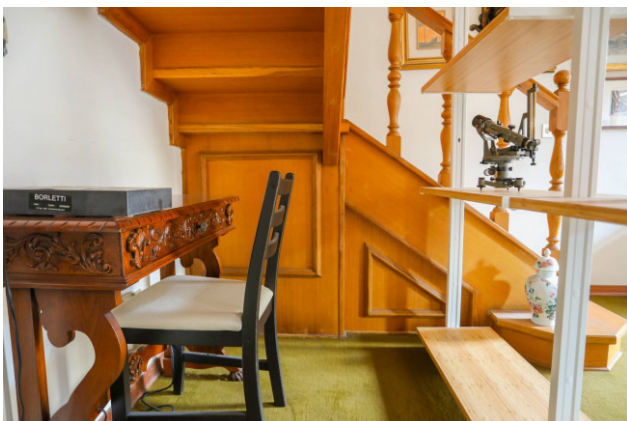
Municipal Offices





**Realroi**

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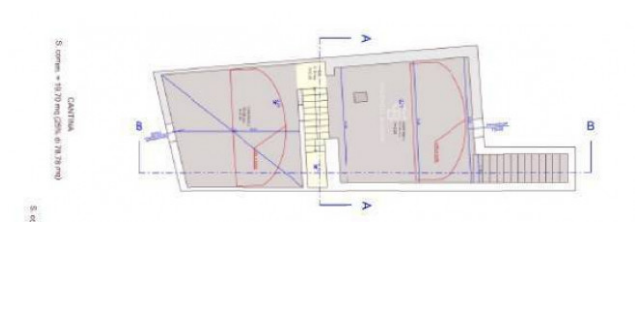
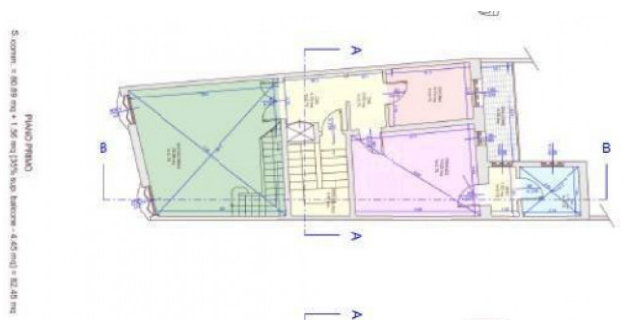
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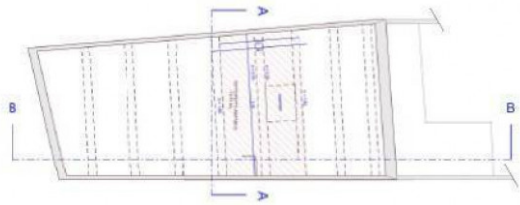




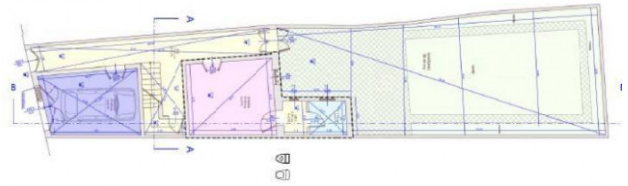
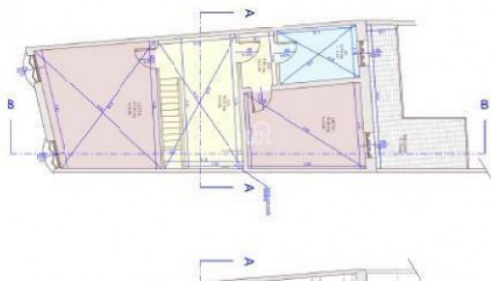




1  
SOTTOTITOLO  
S. con m. = 3,87 m - S. m. = 1,50 m - S. m. = 1,50 m - S. m. = 1,50 m



2  
PRIMO SOCCO  
S. con m. = 7,13 m - S. m. = 4,44 m - S. m. = 1,27 m - S. m. = 2,06 m



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