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

# townhouse for Sale in Mantova

# € 350.000

## Ref. CBI119-1337-318



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

In the historic center of Mantua, in a quiet and private location, we offer a rare detached townhouse with a private internal garden and garage.
The property, in need of renovation, comprises approximately 270 sq m of commercial space (over 200 sq m of floor space) on multiple levels and offers interesting potential for development: a high-quality single-family home, two independent units, or a professional studio with living space.
Main features:
Independent entrance; private internal garden; garage; large size; terrace. A rare solution for those seeking independence, outdoor space, and a central location in the heart of Mantua.

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.
Strolling through its streets is like immersing yourself in a veritable open-air museum, amidst stately palaces, scenic squares, and evocative views. The Palazzo Ducale, with its frescoes by Mantegna in the Camera degli Sposi, and the majestic Palazzo Te, a masterpiece by Giulio Romano, are just a few of the city's treasures.
Mantua is also a vibrant and dynamic cultural center: it's the only Italian city featured on the Google Arts & Culture platform, with over 1,000 digitized works and 40 virtual exhibitions across 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 2023 Urban Ecosystem 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 River, and the richness of its food and wine tradition make it a perfect place not only to visit, but to live.

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

## 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 |
| High Schools | Cafe | Post Offices | Shopping Centers |
| Municipal Offices | | | |

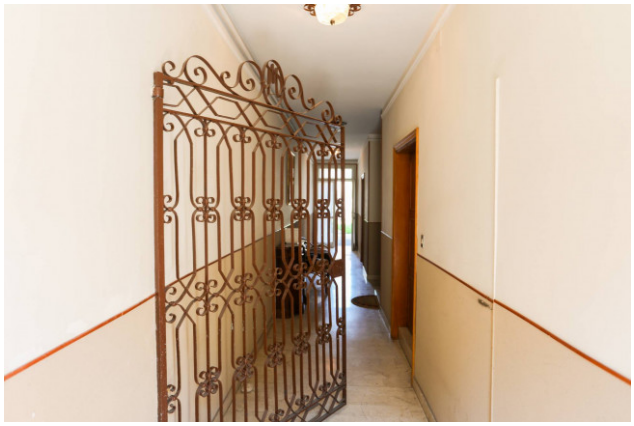
















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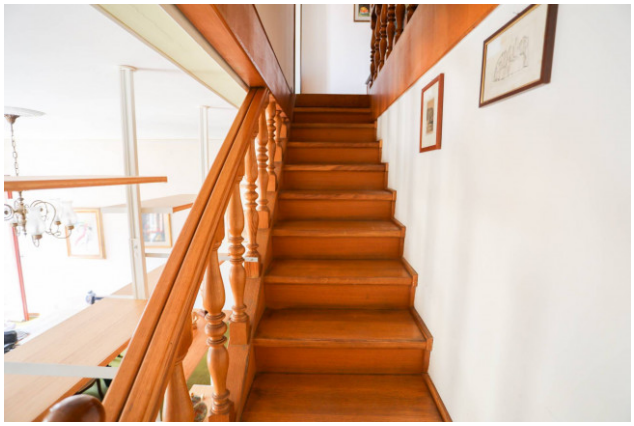


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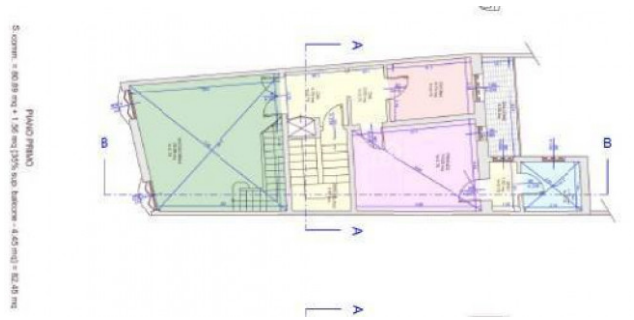


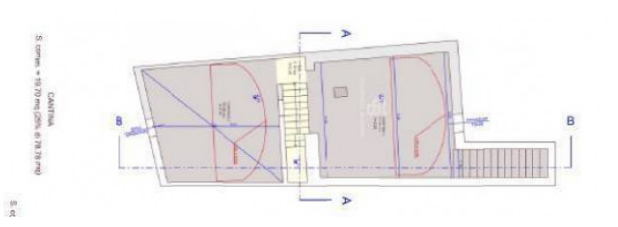




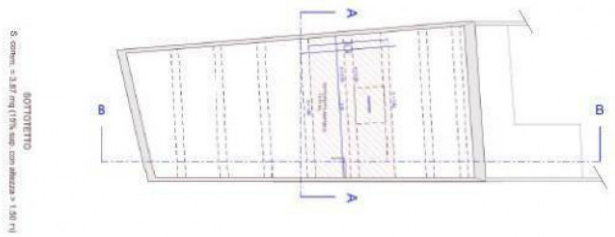


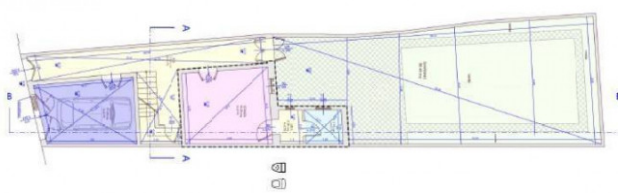


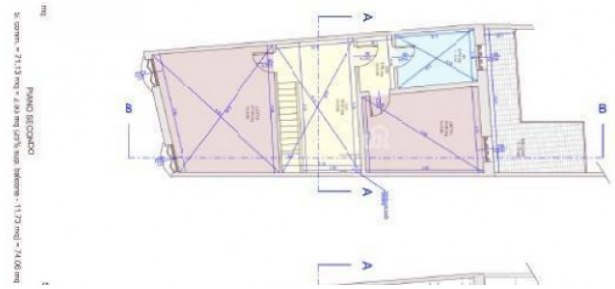



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