

Villa for Sale in Manerba del Garda

Pieve

€ 659.000

Ref. CBI119-2785-366



150 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

Just 200 meters from the renowned Spiaggia della Romantica, one of the most beautiful and spacious on Lake Garda, we offer a newly built detached villa ready for delivery, perfect for those who want to live a few steps from the lake, surrounded by comfort and tranquility.

This independent residence, equipped with a private swimming pool, offers modern and functional spaces, ideal both as a main residence and as a second home. The ground floor welcomes with a large livable porch, ideal for outdoor dining and moments of relaxation, and a spacious and very bright living area with an open kitchen and a bathroom with window.

Upstairs, two bright double bedrooms with direct access to a panoramic terrace, perfect for enjoying pleasant evenings and the view of the surrounding greenery. The floor is completed by a study, ideal for those who work from home or for those who need additional space, and a second bathroom with window.

In the basement we find a large room that can be customized according to your needs.

The property has two uncovered parking spaces and offers the possibility of customizing the finishes to make every detail perfectly compliant with the tastes and needs of the future owner. Air conditioning and alarm systems are already included, ensuring maximum safety and comfort.

The villa is in energy class A4, which ensures maximum energy savings and respect for the environment, and can be delivered in just three months.

The location is truly enviable: in addition to its proximity to the Spiaggia della Romantica, the villa is just a few minutes from the



suggestive Rocca di Manerba Natural Park, an oasis of nature and history, perfect for excursions, walks and breathtaking views of the lake.

Manerba del Garda is a charming town located on the western shore of Lake Garda, known for its beautiful beaches and its rich historical and naturalistic heritage. The famous Spiaggia della Romantica is one of the largest and most popular on the lake, perfect for those who love to relax by the water.

The Rocca di Manerba Natural Park, with its spectacular cliffs and panoramic paths, is a true paradise for nature lovers and hikers, offering breathtaking views of the lake and the surrounding vegetation.

Manerba is also a place rich in tradition and culture, with picturesque villages, typical restaurants and wineries where you can taste local products. Despite the tranquility of the village, Manerba is well connected to the main towns of Garda, offering a perfect combination of relaxation and convenience.

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: A4

Property Informations

Address: Via Manzoni

Zip Code: 25080

Bedrooms: 2

Bathrooms: 2

Rooms: 4

State of Preservation: Excellent

Level: On two-levels

Total Floor: 2

Parking: Uncovered Parking

Age Construction: 2024

Current Status: free upon deed

Terrace: Present, 20 sq.m

Garden: Private, 450 sq.m

Sea Distance: 200 meter

Kitchen: Exposed Kitchen

Features

Terrace

Tv Antenna: Autonomous

Closet

Cellar

Telephone System

Wiring: By Law

Shower

Predisposition for Alarm

Shutters

Basement

Pool

Panoramic view

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools



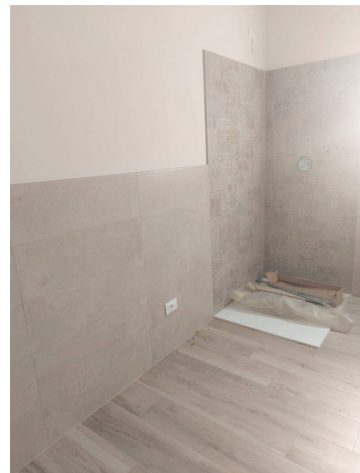
Realroi
Piazza Malvezzi 23 - 25015 Desenzano del Garda
Phone number (+39) 030 4191413

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Realroi

Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
info@realroi.it - <https://www.realroi.it/en>
VAT 04174290983

