

Villa for Sale in Moniga del Garda

€ 890.000

Ref. CBI119-2784-391



250 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

Moniga del Garda new villa for sale

We offer a newly built villa, ready to be inhabited, located in an absolutely quiet area within an exclusive context of only villas.

The villa is spread over several levels:

Ground floor: Access via an elegant hallway that leads to a double bedroom with en suite bathroom, a twin bedroom, a single bedroom and a spacious bathroom with shower. All bedrooms have large windows overlooking the large garden. First floor: Living area with a bright living room and an open kitchen, both with access to a large livable terrace, ideal for outdoor dining and relaxation. It is possible to add a bioclimatic greenhouse and an additional terrace with lake view. On the floor there is also a service bathroom. Basement: Includes a spacious jolly room, a boiler room/laundry room and a double garage. To complete the property, a large garden with the possibility of installing a swimming pool. On the ground floor there is an additional driveway that offers two additional parking spaces. A unique opportunity to live in a modern and comfortable villa, with all the comforts and in an enchanting location.

Located in the province of Brescia, Moniga del Garda is nestled on the gentle morainic hills that extend between Saji and Desenzano, offering an unparalleled view of the crystalline waters of Lake Garda, also known as Benaco. This picturesque village fascinates with its authenticity and timeless character, which tells stories of past eras. The historic heart of Moniga, perched on a small hill, is a labyrinth of narrow streets and medieval alleys. Walking through these streets, you can breathe the atmosphere of an ancient time, culminating in the square of the "Pozzo", the hub of city life until a few decades ago, when the women of the village gathered here to draw water. Not only history and tradition: Moniga also offers a modern and relaxing side, with splendid olive groves that extend to the shores of the lake. Here, the characteristic tourist port welcomes those who want to explore the lake by boat, enjoy a relaxing day or simply admire



the breathtaking view. Moniga del Garda is a perfect place for those seeking an authentic and relaxed lifestyle experience, immersed in a natural setting of rare beauty. An oasis of peace, a short distance from the main attractions of Lake Garda, with a mild climate all year round and a quality of life that few other places can offer.

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: A3

Property Informations

Address: Via della Costa

Zip Code: 25080

Bedrooms: 3

Bathrooms: 3

Rooms: 4

State of Preservation: Excellent

Level: Ground Floor

Total Floor: 2

Parking: Uncovered Parking

Age Construction: 2024

Current Status: free upon deed

Balconies: Present

Terrace: Present

Garden: Private

Sea Distance: 1.500 meter

Kitchen: Exposed Kitchen

Box: Double

Features

Terrace: 20

Tv Antenna: Autonomous

Closet

ADSL Coverage

Cellar

Air-Conditioned

Telephone System

Wiring: By Law

Sanitary Suspended

Shower

Predisposition for Alarm

Shutters

Panoramic view

Distance shops or city

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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