



Villa for Sale in Villanuova sul Clisi

€ 380.000

Ref. CBI119-2785-403



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

Recently built villa in a residential complex - Villanuova sul Clisi

In a newly built residential complex, surrounded by greenery yet strategically located just minutes from the center of Sal, we offer an elegant terraced house ideal for those seeking comfort, modernity, and tranquility.

The single-story home boasts spacious interiors, including an open-plan living area that opens directly onto the private garden, two bedrooms, and two bathrooms. The outdoor area includes a private garden.

The villa features a convenient and functional double American-style garage, and technologically advanced systems such as underfloor heating powered by a heat pump and a photovoltaic system for optimal energy efficiency. Furthermore, it is pre-wired for the installation of a split-system air conditioning system and an alarm system for maximum security. A choice of finishes is available.

Villanuova sul Clisi is a quiet town located in the heart of Valtenesi, just a few kilometers from Lake Garda. Nestled in the green hills of Brescia, it offers an excellent quality of life, thanks to its combination of tranquility and proximity to all the area's main tourist attractions. The town is well connected to the lakeside towns, such as Sal, just a 10-minute drive away, making Villanuova a strategic location for those seeking a peaceful setting yet with quick access to the beaches, marinas, and recreational activities of Lake Garda.

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

Realroi



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: A4

Property Informations

Address: Via Manzoni

Zip Code: 25089

Bedrooms: 2

Bathrooms: 2

Rooms: 4

State of Preservation: Excellent

Level: Ground Floor

Total Floor: 1

No Barriers: Yes

Age Construction: 2024

Current Status: free upon deed

Garden: Private, 100 sq.m

Sea Distance: 5.500 meter

Kitchen: Exposed Kitchen

Box: Double

Features

Terrace

Tv Antenna: Autonomous

Closet

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

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

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices



Realroi

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

