

Villa for Sale in Padenghe sul Garda

€ 2.000.000

Ref. CBI119-2785-411



350 sq.m | Bathrooms: 5 | Bedrooms: 4 | Rooms: 7

Exclusive panoramic villa with swimming pool and independent guest apartment in Padenghe sul Garda

Nestled in a breathtaking panoramic setting, this splendid villa in Padenghe sul Garda, recently built, represents a perfect combination of elegance and modernity. Surrounded by a well-kept garden with swimming pool, the property enjoys a privileged view of the lake, offering an environment of absolute privacy and charm. The location, strategically convenient for reaching the lake and the main services, further enhances its value.

A large and bright living room, embellished by the enchanting view of Sirmione, welcomes guests and opens onto a refined porch, ideal for moments of relaxation in the open air. The separate kitchen, spacious and well-designed, lends itself to convivial moments. On the ground floor, two elegant double bedrooms, both with luxurious en suite bathrooms, offer maximum comfort and privacy. On the first floor, two additional bedrooms enjoy an unparalleled lake view, each with its own private bathroom and access to panoramic terraces, perfect for admiring the surrounding landscape.

The finely organized basement hosts a fully equipped gym, a laundry room with utility room, a cellar and a service bathroom. To complete the villa, a guest apartment with independent entrance, composed of an elegant living room with kitchen, a bedroom with walk-in closet and a bathroom with shower, ideal for welcoming friends or family in complete autonomy.

The property also features a garage for 2-3 cars and an additional parking space within the private courtyard, ensuring further convenience without compromising on style.

Padenghe sul Garda is an elegant municipality located on the south-western shore of Lake Garda, nestled among rolling hills and



overlooking breathtaking views. This location is renowned for its prestige and quality of life, combining the natural beauty of the lake with a quiet and refined atmosphere. Padenghe offers splendid beaches, marinas and a historic medieval fortress that dominates the territory, offering spectacular views. Thanks to its proximity to important towns such as Desenzano and Sirmione, and the ease of access to the main communication routes, Padenghe is a sought-after destination for both luxury residences and real estate investments. The municipality also offers excellent services, such as golf courses, exclusive restaurants and high-quality wineries, making it a perfect choice for those seeking sophisticated living in a privileged natural setting.

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.

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.

Certification

Energy Class: A1

Property Informations

Address: Via Gabriele D'Annunzio

Zip Code: 25080

Bedrooms: 4

Bathrooms: 5

Rooms: 7

State of Preservation: Excellent

Level: On two-levels

Total Floor: 3

Parking: Uncovered Parking

Current Status: free upon deed

Balconies: Present

Terrace: Present

Garden: Private

Sea Distance: 300 meter

Kitchen: Regular Kitchen

Box: Double

Features

Terrace

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

Cellar

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Jacuzzi

Shower

Wooden Window Frames

Safe-Deposit Box

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

Cafe

Post Offices

Shopping Centers

Municipal Offices



Realroi

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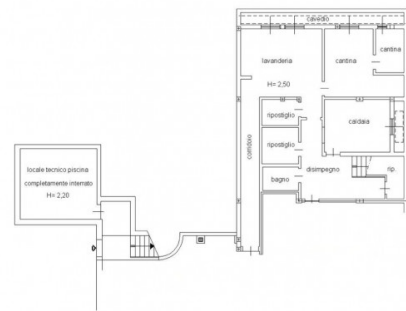
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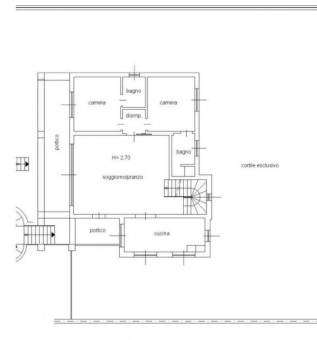
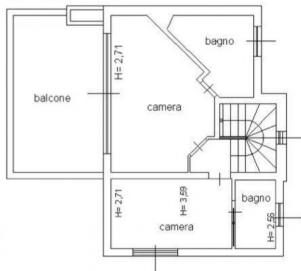




PIANO INTERRATO (S1)



PIANO PRIMO



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