



Villa for Sale in Padenghe sul Garda

€ 1.400.000

Ref. CBI119-2784-464



250 sq.m | Bathrooms: 3 | Bedrooms: 5 | Rooms: 5

In a quiet, green area, just steps from the town center, we offer a newly built semi-detached villa.

The villa is spread over three floors, each served by an elevator. The first floor features a spacious living room and separate kitchen, leading to a large balcony and porch. The sleeping area includes a bedroom with balcony access, a walk-in closet, and a bathroom. The ground floor features five bedrooms, all with balcony access, a bathroom, and utility rooms. The basement includes two cellars, a bathroom, and a triple garage with a fourth outdoor parking space.

The private garden features a 7.50 x 2.50 m swimming pool.

Padenghe sul Garda is an elegant municipality located on the southwestern shore of Lake Garda, nestled among rolling hills and overlooking breathtaking views. This town is renowned for its prestige and quality of life, combining the lake's natural beauty with a tranquil and refined atmosphere. Padenghe offers splendid beaches, marinas, and a historic medieval fortress that dominates the area, offering spectacular views. Thanks to its proximity to important towns such as Desenzano and Sirmione, and easy access to major roads, Padenghe is a sought-after destination for both luxury residences and real estate investments. The town also offers excellent amenities, 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 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

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properties, guaranteeing our clients personalized and attentive service, meeting every luxury real estate need.

Certification

Energy Class: A3

Property Informations

Address: Via Ronchi

Zip Code: 25080

Bedrooms: 5

Bathrooms: 3

Rooms: 5

State of Preservation: Excellent

Level: On two-levels

Total Floor: 2

Parking: Uncovered Parking

Lift: Yes

No Barriers: Yes

Age Construction: 2025

Balconies: Present, 30 sq.m

Terrace: Present, 12 sq.m

Garden: Private

Sea Distance: 1.500 meter

Kitchen: Regular Kitchen

Box: Triple, 71 sq.m

Features

Terrace: 100

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 28

Air-Conditioned

Telephone System

Wiring: By Law

Sanitary Suspended

Jacuzzi

Shower

Predisposition for Alarm

Safe-Deposit Box

Shutters

Pool

Panoramic view

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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