



Villa for Sale in Prevalle

€ 1.400.000

Ref. CBI119-2785-485



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

DETACHED VILLA WITH PRIVATE 10,000 SQM PARK - BETWEEN LAKE GARDA AND NATURE In Prevalle, nestled in the peaceful and green countryside just 15 minutes from Padenghe, Moniga, and Sa, this **newly built detached villa** is set within an exclusive private park of approximately 10,000 sqm - a true haven of privacy and serenity for those seeking a refined lifestyle surrounded by nature.

The villa is arranged **entirely on one floor**, with 150 sqm of living space designed to maximize natural light and create seamless indoor-outdoor flow. Interiors are spacious and customizable, while the **200 sqm basement** offers ample room for a wellness area, home cinema, wine cellar, or hobby spaces. A **triple garage** is included at ground level.

The location is **strategically positioned**, offering easy access to all services and the main attractions of Lake Garda, while maintaining the peace and exclusivity of a natural setting.

This is a **rare opportunity** to complete and personalize an elegant residence, ideal as a **primary home**, a **prestigious holiday retreat**, or a **representative property** in one of Lombardy's most sought-after areas.

Prevalle, a hilly municipality in the province of Brescia, stands out for its rural landscapes with vineyards, woods and the Torrente Vrenda. It is ideal for those who love nature and outdoor activities, with cycling and hiking trails. Well connected to Brescia and Lake Garda, it offers tranquility and a quality of life linked to the beauty of the countryside.

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

Realroi



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 Mazzini

Zip Code: 25080

Bedrooms: 3

Bathrooms: 3

Rooms: 4

State of Preservation: Excellent

Level: Ground Floor

Total Floor: 2

Parking: Uncovered Parking

Age Construction: 2025

Terrace: Present, 200 sq.m

Garden: Private, 10.000 sq.m

Kitchen: Regular Kitchen

Box: Triple, 68 sq.m

Features

Terrace

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

Cellar

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Predisposition for Alarm

Safe-Deposit Box

Shutters

Basement

Panoramic view

Land

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

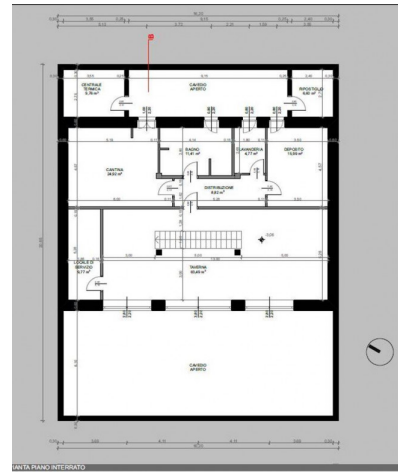
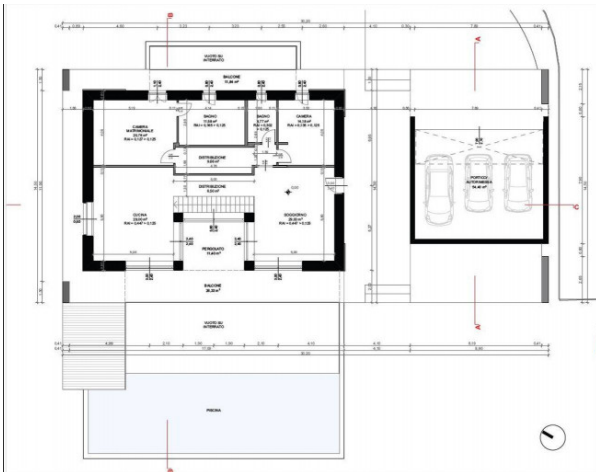
Cafe

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