Realroi
Piazza Malvezzi 23 - 25015 Desenzano del Garda
Phone number (+39) 030 4191413

Villa for Sale in Castiglione delle Stiviere
Confidential Negotiation
Ref. CBI119-2929-492



450 sq.m | Bathrooms: 6 | Bedrooms: 7 | Rooms: 10

Prestigious Villa with Panoramic Views and Absolute Privacy in Castiglione delle Stiviere
In the heart of the hills of Castiglione delle Stiviere, we offer for sale a splendid villa combining elegance, privacy, and breathtaking views. Its prime location offers wide south-facing views, with glimpses of Lake Garda on clear days, nestled in an exclusive yet not isolated residential setting. Surrounded by a magnificent 4,000 sq m private park, the property features a swimming pool, perfect for relaxing in complete privacy. The extensive green spaces and hillside location create a unique and enchanting atmosphere.

The main floor comprises a bright, panoramic living room, enhanced by large windows offering enchanting views of the park and the Po Valley. This is followed by a spacious kitchen with a pellet fireplace and a dining room. On the same floor are three spacious double bedrooms, including the master bedroom with an en suite bathroom, a bathroom, and a room used as a walk-in closet and laundry room.
A large terrace surrounds the entire floor, enhancing the connection between the interior and exterior spaces.
Going upstairs you access two further spacious bedrooms served by two bathrooms and with access to the terrace.
Both the main and upper floors are air conditioned.
The villa also features a basement level consisting of a recently renovated independent apartment, comprising a large living area with open-plan kitchen, a double bedroom with en suite bathroom, and an additional bathroom/laundry room serving the living area.
An additional room can be used as a walk-in closet or study.
The property includes a utility area with laundry room, a large wine cellar with ideal storage temperature, a storage room with guest bathroom and a double garage.

Built in the 1980s, the villa has been maintained with the utmost care and attention, offering a high quality of living without sacrificing the charm of the period architecture.
This home represents a unique opportunity for those seeking an exclusive residence, with spacious spaces, high-quality finishes, and an unparalleled view.

The villa is located a short distance from the Desenzano del Garda motorway exit, allowing quick access to the area's main cities and attractions. Castiglione delle Stiviere boasts a rich and fascinating history: it is the birthplace of Saint Aloysius Gonzaga, patron saint of youth, and is closely linked to the founding of the International Red Cross. Its well-preserved architecture and historic monuments offer a unique atmosphere that blends ancient charm and modernity.

Coldwell Banker, founded in 1906 in San Francisco, is a world-renowned real estate network, recognized for over a century as a benchmark in the global market. Our brand is synonymous with reliability, excellence, and innovation, appreciated by the most discerning clients for the quality of our services and our international presence. With over 3,300 locations and more than 100,000 agents in 44 countries, our global network allows us to connect buyers and sellers around the world.
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.

Certification

Energy Class: G

Property Informations

Address: VIA BELVEDERE, 3	**Zip Code**: 46043
Bedrooms: 7	**Bathrooms**: 6
Rooms: 10	**State of Preservation**: Good
Level: Ground Floor	**Total Floor**: 3
Age Construction: 1980	**Current Status**: free upon deed
Balconies: Present	**Terrace**: Present
Garden: Private	**Sea Distance**: 6.000 meter
Kitchen: Regular Kitchen	

Features

Terrace	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	Cellar	Fireplace
Air-Conditioned	Parquet	Wiring: in accordance when created
Shower	Wooden Window Frames	Predisposition for Alarm
Safe-Deposit Box	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

















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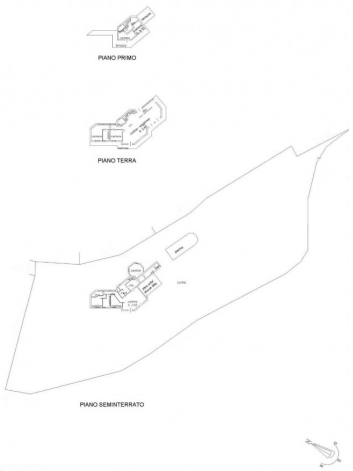


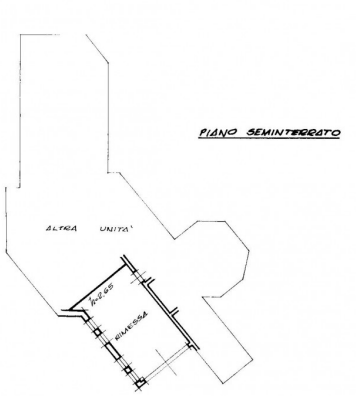












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