



rustic/house/court for Sale in Castiglione delle Stiviere

Santa Maria

€ 920.000

Ref. CBI119-2929-506



300 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8

Your Oasis of Elegance and Tranquility in the Heart of the Italian Hills - Refined Corner Villa in Castiglione delle Stiviere
Imagine closing the door and leaving the frenzy of the day outside, to enter a place where relaxation meets style. A welcoming, refined environment, where every detail is designed for your well-being. Welcome to your new home in Italy.

Located in Castiglione delle Stiviere, just 7 km from the renowned town of Desenzano del Garda (motorway toll booth), this splendid corner villa is for sale in an exclusive residential complex of only seven units. A private and prestigious setting, embellished with loggias, internal courtyards and a wonderful panoramic swimming pool immersed in the greenery of the morainic hills.

THE VILLA

Spread over three levels, this residence combines modern comfort, generous spaces and fine details:

□ Ground Floor - Living Area

Elegant entrance leading to a large living room, ideal for moments of relaxation, reading or entertainment. Bright dining area with direct access to the covered veranda and the private garden, cared for in every detail, with citrus trees, lounge area and hot tub. Eat-in kitchen, spacious and well-organized, with exit to the second side of the garden. Direct access to the condominium swimming pool with breathtaking views of the hills. □ Basement Floor - Versatility and Comfort

Multipurpose room, perfect as a study, gym or hobby area. Double bedroom for guests with private bathroom. Laundry / ironing room. Direct internal access to the garage via armored door: two large garages with motorized sectional doors, with space for 2-3 vehicles. □

First Floor - Night Area

Realoi



Master suite with generously sized double bedroom, walk-in closet and private bathroom with SPA area and built-in whirlpool tub. Second double bedroom with en-suite bathroom. Walk-in closet and study space/reading corner, convertible into a third bedroom. Exposed beams, custom finishes and high-quality materials give a unique and refined touch to each room. A STRATEGIC LOCATION TO EXPERIENCE THE BEST OF ITALY

This villa is located in a privileged position, a few kilometers from Desenzano del Garda and convenient to all the main communication routes (motorways, railway stations, airports). In the immediate vicinity you can enjoy:

- Three prestigious golf courses.
- Renowned wineries, producers of the famous Lugana.
- Quick connections to Verona, Bergamo and Milan

An exclusive residence, perfect for those who want to live in a private and relaxing environment, without giving up the beauty and liveliness of the surrounding area.

Castiglione delle Stiviere is a dynamic town in the Alto Mantovano area, strategically located between the provinces of Mantua, Brescia and Verona. With a population of over 23,000 and an even larger catchment area thanks to its proximity to Desenzano del Garda and Lake Garda, it represents an important commercial and service hub for the entire area.

The presence of numerous productive activities, business centers and important school and health services make it a lively place all year round, with a varied and loyal clientele. The well-structured urban fabric and the continuous growth of the residential sector guarantee excellent potential for the development of new activities, especially in central and high-traffic areas.

Furthermore, the proximity to the Desenzano del Garda motorway exit (A4 Milan-Venice) and the main roads ensures easy accessibility and rapid connections with the main cities of northern Italy.

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.

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.

□ Contact us for more information or to schedule a visit!

Property Informations

Address: VIA SANTA MARIA DELLE ROSE	Zip Code: 46043
Bedrooms: 3	Bathrooms: 3
Rooms: 8	State of Preservation: Excellent
Level: Multi-Storey	Total Floor: 3
Age Construction: 2010	Current Status: free upon deed
Building Costs: € 250	Terrace: Present
Garden: Private	Kitchen: Exposed Kitchen
Box: Triple	

Features

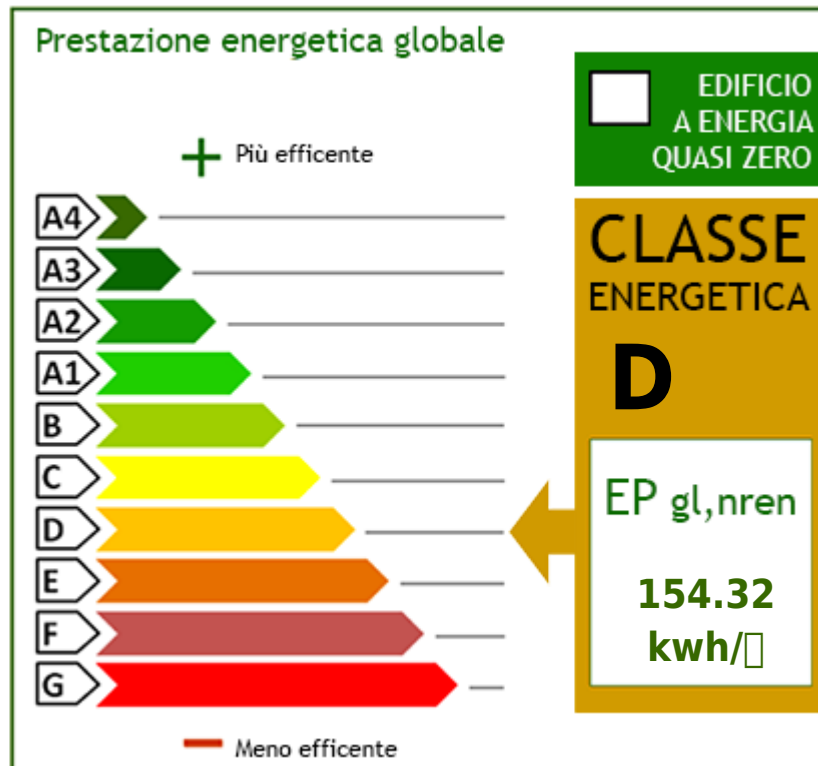
Porch	Closet	Air-Conditioned
Parquet	Telephone System	Wiring: By Law
Sanitary Suspended	Jacuzzi	Shower
Predisposition for Alarm	Shutters	Pool



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



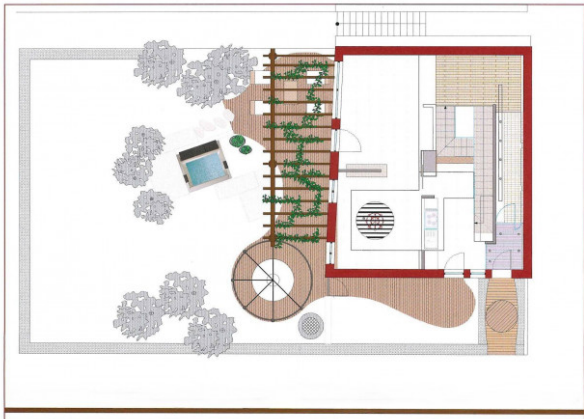


Realroi

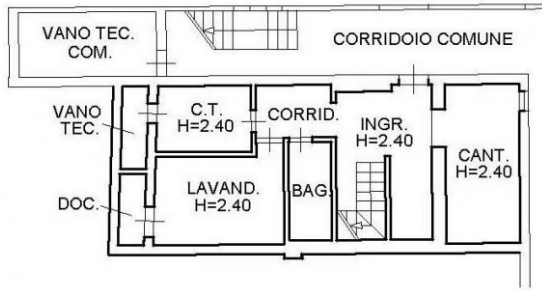
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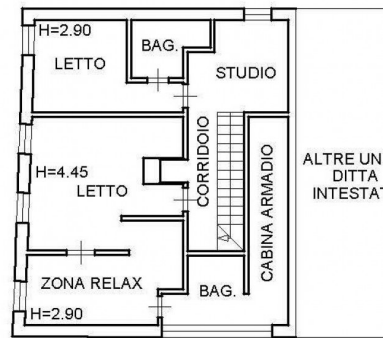




PIANTA PIANO INTERRATO



PIANTA PIANO PRIMO



PIANTA PIANO INTERRATO

