

# 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

In an exclusive residential complex of just seven units with a shared swimming pool, we offer an elegant VILLA, renovated and finished with elegance and attention to high-quality finishes.

The villa is spread over two levels in addition to the basement.

On the ground floor, the living area includes a spacious living room with a dining area and a functional eat-in kitchen. Large windows provide access to the private garden, which features a lounge area and hot tub.

On the first floor, the sleeping area includes a double bedroom with en-suite bathroom and a master bedroom with walk-in closet, bathroom with spa area and whirlpool tub.

The basement level features a double bedroom with bathroom, a laundry room, and a multipurpose room that can be used as a study, gym, or hobby room.

A security door directly connected to the house leads to two large garages with motorized sectional doors.

The shared swimming pool enjoys a breathtaking view of the Moreniche hills.

Castiglione delle Stiviere is a dynamic town in the Upper Mantua 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 is an important commercial and service hub for the entire area.



Coldwell Banker is a real estate network founded in San Francisco in 1906. For over a century, it has been a benchmark and guide for the global market. A brand universally recognized and appreciated by the most discerning clients. Reliability, quality of service, and global reach are the cornerstones of our group. We operate in over 44 countries, with 3,000 branches and over 90,000 agents. Coldwell Banker Real Estate is located in Desenzano del Garda at Piazza Malvezzi 23, in the historic heart of the town, behind the small ancient harbor. Our agency is our calling card: welcoming and elegant, a meeting place for offers and requests for exclusive and sought-after properties.

## Property Informations

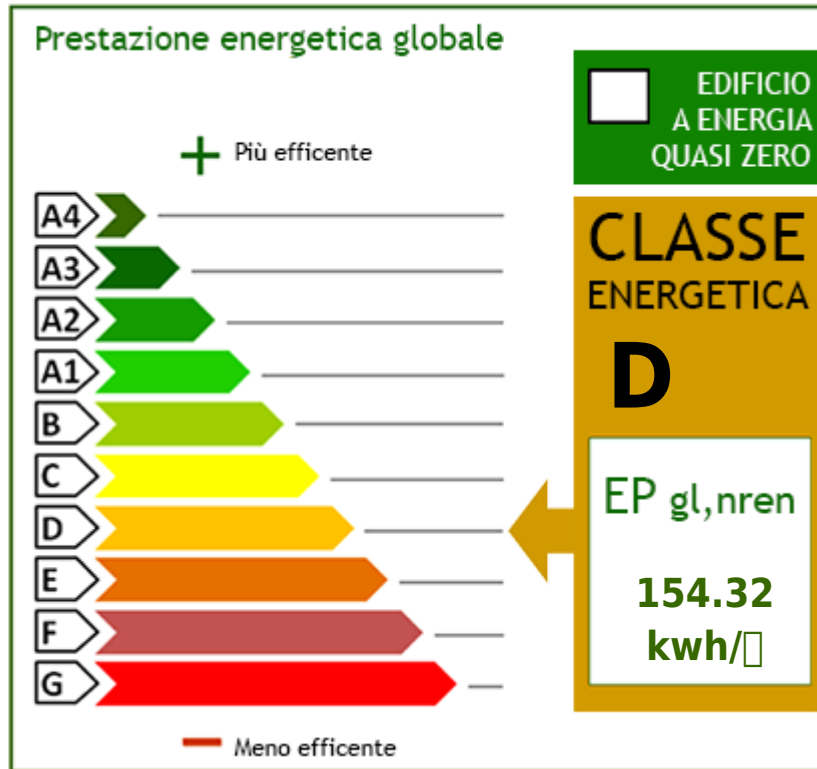
<b>Address:</b> VIA SANTA MARIA DELLE ROSE	<b>Zip Code:</b> 46043
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 3
<b>Rooms:</b> 8	<b>State of Preservation:</b> Excellent
<b>Level:</b> Ground Floor	<b>Total Floor:</b> 3
<b>Age Construction:</b> 2010	<b>Current Status:</b> free upon deed
<b>Building Costs:</b>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

## Features

Terrace	Tv Antenna: Autonomous	Closet
ADSL Coverage	Air-Conditioned	Parquet
Telephone System	Wiring: By Law	Sanitary Suspended
Jacuzzi	Shower	Predisposition for Alarm
Shutters	Pool	Panoramic view

## Nearby

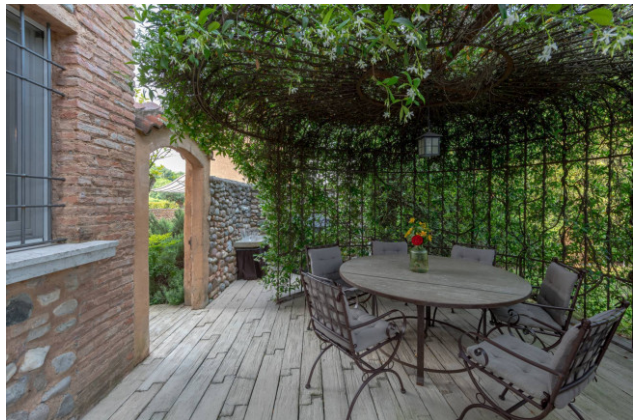
Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Public Transport
Kindergarten	Elementary Schools	Schools	High Schools
Cafe	Post Offices	Shopping Centers	Municipal Offices



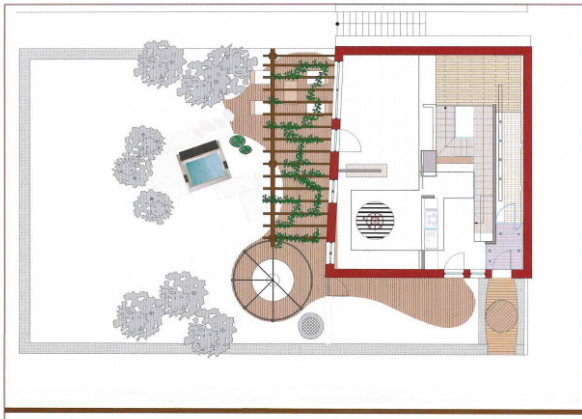


**Realroi**

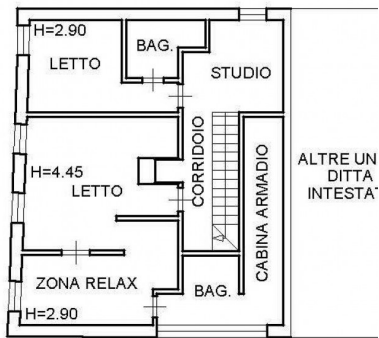
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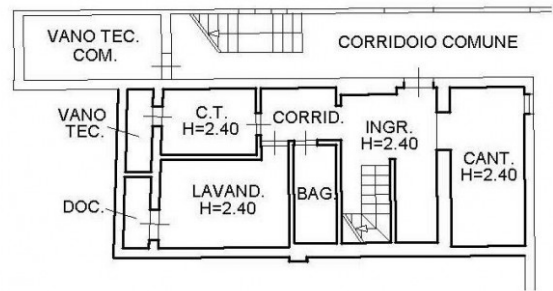




## PIANTA PIANO PRIMO



## PIANTA PIANO INTERRATO



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