

Villa for Sale in Castiglione delle Stiviere

€ 499.000

Ref. CBI119-2929-512



280 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8

CASTIGLIONE DELLE STIVIERE:

Detached Villa a Stone's Throw from the Historic Center

In the heart of the historic center, between quiet and comfort

A few steps from the suggestive Piazza San Luigi, in one of the most appreciated areas of the historic center, we offer an independent villa immersed in a large private garden of about 1300 square meters. The property, built in the early 80s, offers generous spaces and great versatility. The house is spread over two levels connected internally: a solid structure, with large and bright rooms that are just waiting to be redesigned according to the needs and taste of those who know how to grasp its potential.

Ideal for those who want to live in a quiet context, without giving up proximity to the main services and the convenience of the center, reachable in a few minutes.

The possibility of creating a swimming pool and completely customizing the interiors makes this solution perfect for those looking for a home to transform over time, enhancing a truly rare location and a private garden that, by itself, makes the difference.

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!

Certification

Energy Class: G

Property Informations

Address: VIA SINIGALLIA, 43

Zip Code: 46043

Bedrooms: 3

Bathrooms: 2

Rooms: 8

State of Preservation: Good

Level: Ground Floor

Total Floor: 2

Parking: Carport

Age Construction: 1980

Current Status: free upon deed

Balconies: Present, 10 sq.m

Terrace: Present

Garden: Private, 1.300 sq.m

Kitchen: Regular Kitchen

Box: Double, 22 sq.m

Features

Terrace: 10 □

Tv Antenna: Autonomous

Porch: 25 □

Closet

Cellar

Telephone System

Wiring: in accordance when created

Shower

Wooden Window Frames

Shutters

Land: 1300 □

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

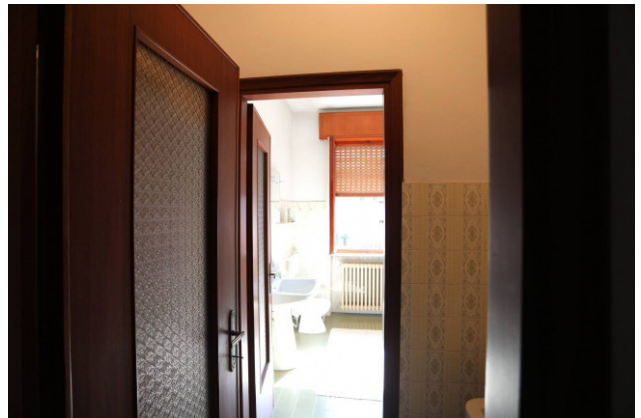
Shopping Centers

Municipal Offices



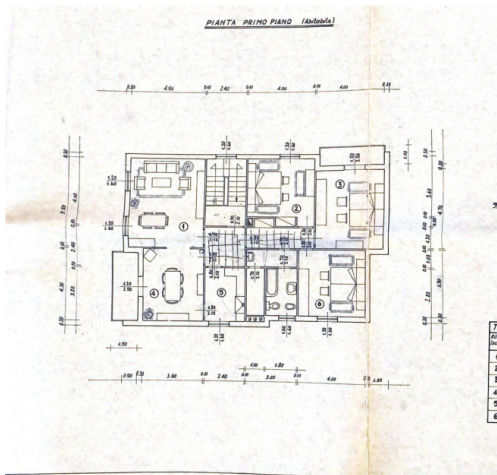
Realroi

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