

Villa for Sale in Castiglione delle Stiviere

€ 499.000

Ref. CBI119-2929-512



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

VILLA FOR SALE IN CASTIGLIONE DELLE STIVIERE

Just steps from the charming Piazza San Luigi, in one of the most popular areas of the historic center, we offer a detached villa surrounded by a large private garden of approximately 1,300 m². The property, built in the early 1980s, offers generous spaces and great versatility. The home is spread over two internally connected levels: a solid structure, with spacious and bright rooms just waiting to be redesigned according to the needs and tastes of those who wish to realize its potential.

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

The option of building a swimming pool and completely customizing the interiors makes this the perfect solution for those seeking a home that can be transformed over time, making the most of a truly unique location and a private garden that, in itself, makes all the difference.

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.

The presence of numerous manufacturing facilities, business centers, and educational services make it a vibrant city year-round, with a diverse and loyal clientele. The well-structured urban fabric and the continued growth of the residential sector guarantee excellent potential for new business development, 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 to the main cities of northern Italy.

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 the following philosophy: welcoming, elegant, and professional, it is the place where supply and demand for exclusive properties meet. We specialize in finding and promoting prestigious properties, guaranteeing our clients personalized and attentive service, capable of satisfying every need in the luxury real estate sector.

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

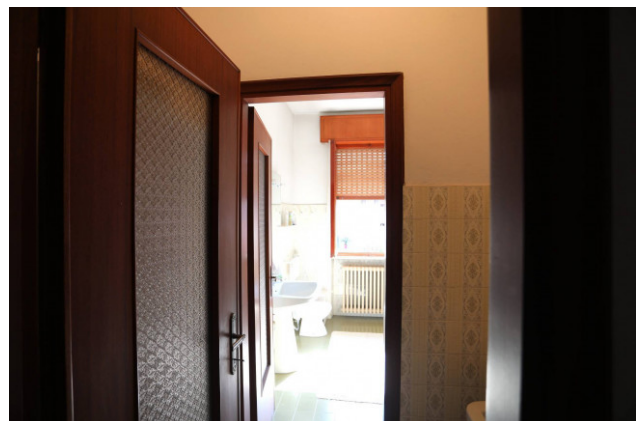
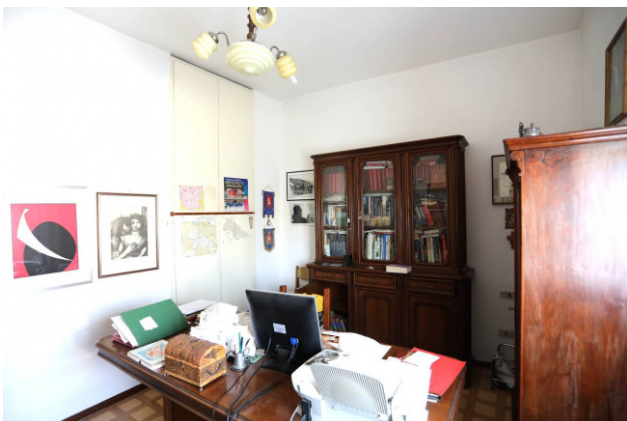
Features

Terrace: 10 □	Tv Antenna: Autonomous	Porch: 25 □
Closet	Cellar	Telephone System
Wiring: in accordance when created	Shower	Wooden Window Frames
Shutters	Land: 1300 □	

Nearby

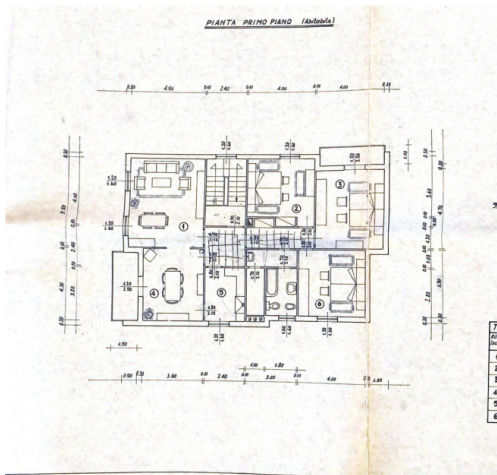
Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Public Transport
Kindergarten	Elementary Schools	Schools	High Schools
Cafe	Post Offices	Shopping Centers	Municipal Offices





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