

## Villa for Sale in Castiglione delle Stiviere

price from € 479.000  
Ref. CBI119-2784-549



### 130 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

We offer the last six villas with private gardens and the possibility of building a swimming pool. The single-story house comprises a living room/kitchen, hallway, three bedrooms, and two bathrooms. It features exposed-beam ceilings and state-of-the-art appliances. A convenient double garage completes the villa.

Made with cutting-edge materials using precise construction techniques that eliminate thermal bridges.

Equipped with underfloor heating that guarantees optimal heat distribution without energy loss.

Presence of a photovoltaic system that allows the exploitation of solar energy for the production of electricity.

All villas are in energy class A4.

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 important educational and healthcare services make it a vibrant location 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 the development of new businesses, 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 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 office reflects our 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, meeting every luxury real estate need.

## Certification

**Energy Class:** A4

## Property Informations

**Address:** via fabia

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** Ground Floor

**Total Floor:** 1

**No Barriers:** Yes

**Age Construction:** 2026

**Garden:** Private

**Sea Distance:** 20.000 meter

**Kitchen:** Exposed Kitchen

**Box:** Double

## Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Sanitary Suspended

Shower

Predisposition for Alarm

Shutters

Pool

## 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

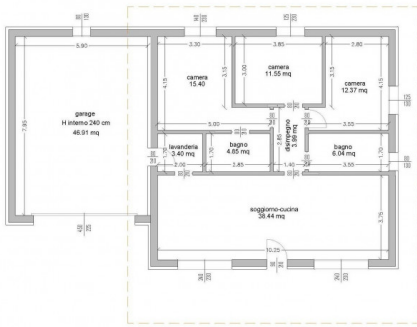




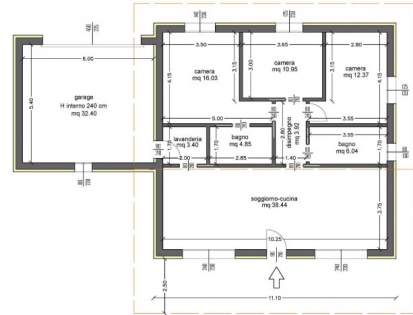


**Realroi**

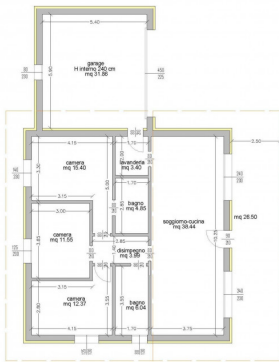
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info@realroi.it - <https://www.realroi.it/en>  
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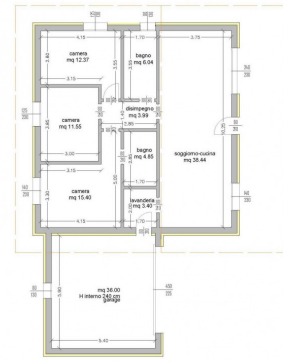
Pianta piano terra - scala 1:100



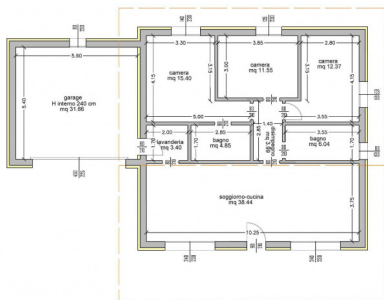
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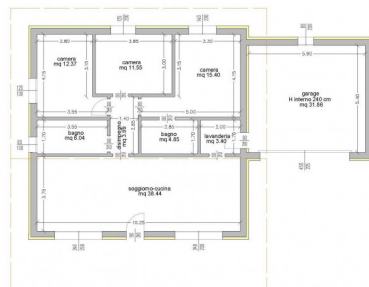
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