

## Villa for Sale in Cavriana

### € 340.000

### Ref. CBI119-1337-567



**143 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

Independent Villas with Pool near Lake Garda **New Sustainable Villas - Comfort and Autonomy in the Hills of Lake Garda Cavriana, Lombardy - Italy**

In a sunny and quiet residential area, just a few minutes from Lake Garda, a new residential project of **three independent villas** is under construction, designed for maximum energy efficiency, privacy, and modern comfort.

Key features:

- **Gross floor area (GFA):** approx. **80 sqm**
- **Layout:** 1 master bedroom + 2 single bedrooms
- **Bathrooms:** 2, plus separate laundry room
- **Living space:** bright open-plan kitchen and lounge, facing the garden
- **Covered patio:** approx. 30 sqm (excluded from GFA)
- **Private double garage** (excluded from GFA)
- **Private garden:** approx. 350 sqm with **30 sqm swimming pool, fully landscaped and finished**

Technology & sustainability:

- **6 kW photovoltaic system**
- **8 kWh battery storage**

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- **Thermal insulation, soundproof windows and walls**
- **South-facing orientation** for optimal sunlight and energy performance
- **Energy rating: A1**
- **30-year structural warranty**
- **Delivered turnkey** with quality materials and modern finishes

Location: Cavriana is a charming village nestled in the **Moraine Hills of southern Lake Garda**, surrounded by vineyards and nature.

- 15 km from Desenzano del Garda
- 10 min from the A4 motorway
- Ideal for **hiking, biking, wine & food tourism**
- Essential services within 1 km (schools, shops, pharmacy)

Price: **€ 340,000**

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## Certification

**Energy Class:** not applicable

## Property Informations

**Address:** via Bosche, snc

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** Ground Floor

**Total Floor:** 1

**Age Construction:** 2026

**Terrace:** Present, 34 sq.m

**Garden:** Private, 350 sq.m

**Kitchen:** Exposed Kitchen

**Box:** Double

## Features

Closet

Air-Conditioned

Wiring: By Law

Sanitary Suspended

Shower

Shutters

Pool

Panoramic view

## Nearby

Gyms

Spa

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

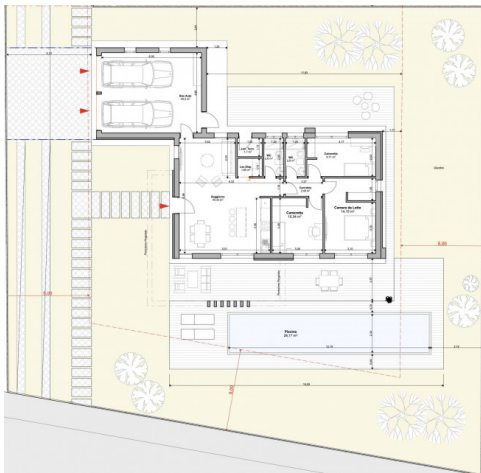
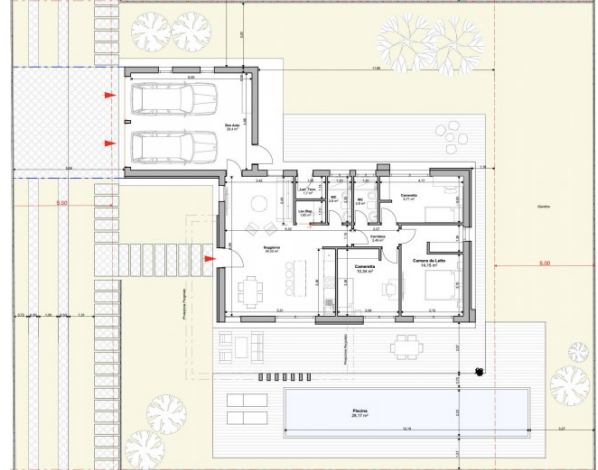
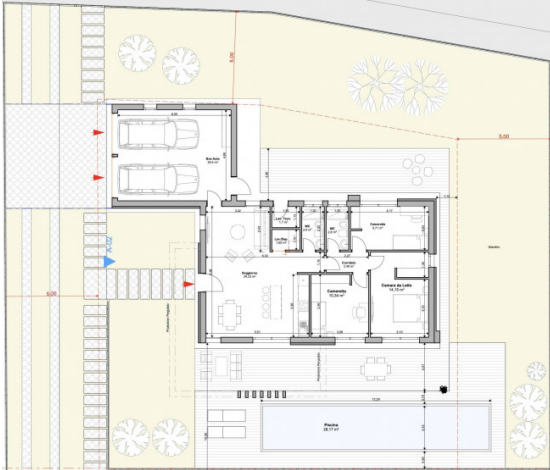
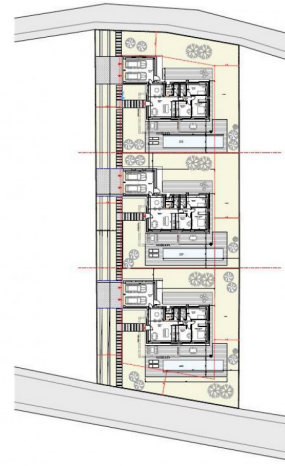
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