



## Semi-detached villa for Sale in Castiglione delle Stiviere

€ 405.000

Ref. CBI119-1337-571



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

We offer for sale a modern semi-detached house, currently nearing completion, entirely on a single level, ideal for those seeking comfort, independence, and a rational and functional layout.

The property sits on a generously sized private lot and offers a well-organized interior, characterized by bright and harmonious spaces. The living area opens into a spacious living room with an open-plan kitchen, while the sleeping area includes three bedrooms and two bathrooms, one of which includes a laundry area. The property also includes a welcoming covered porch and a convenient double garage with a motorized sectional door.

Outside, the private garden on three sides ensures privacy and pleasant outdoor living spaces. The meticulously crafted, contemporary finishes include exposed whitewashed beams, sliding interior doors, PVC windows with mosquito nets and electric shutters, as well as porcelain tile flooring and wall-hung bathroom fixtures with flush-to-floor shower trays.

Particular attention has been paid to energy efficiency: the villa achieves class A4 energy efficiency and is equipped with a photovoltaic system, heat pump, and state-of-the-art thermal and acoustic insulation.

An ideal solution for those seeking the convenience of a single-story home, the tranquility of a newly built residential setting, and private outdoor spaces, with the added benefits of low energy consumption and cutting-edge construction technologies. Possibility of building a swimming pool.

Castiglione delle Stiviere is strategically located between Lake Garda and Mantua, nestled in the moraine hills.

Realoi



A lively city rich in history, it offers all the main services, schools, hospitals and fast road links to the A4 motorway (Desenzano del Garda toll booth 10 minutes away).  
Its proximity to the lake, golf courses, and art cities such as Verona, Mantua, and Brescia makes Castiglione an ideal place to live in tranquility without sacrificing comfort.

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Coldwell Banker Real Estate, located at Piazza Malvezzi 23 in Desenzano del Garda, operates with discretion and professionalism in the selection and promotion of prestigious properties, offering a customized service dedicated to a demanding clientele.

## Certification

**Energy Class:** A4

## Property Informations

**Address:** via Palladio, snc

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** Ground Floor

**Total Floor:** 1

**Age Construction:** 2025

**Terrace:** Present, 16 sq.m

**Garden:** Private, 182 sq.m

**Sea Distance:** 13.000 meter

**Kitchen:** Exposed Kitchen

**Box:** Double, 27 sq.m

## Features

ADSL Coverage

Air-Conditioned

Wiring: By Law

Sanitary Suspended

Shower

Predisposition for Alarm

Shutters

Land: 182 □

Distance shops or city

## 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



