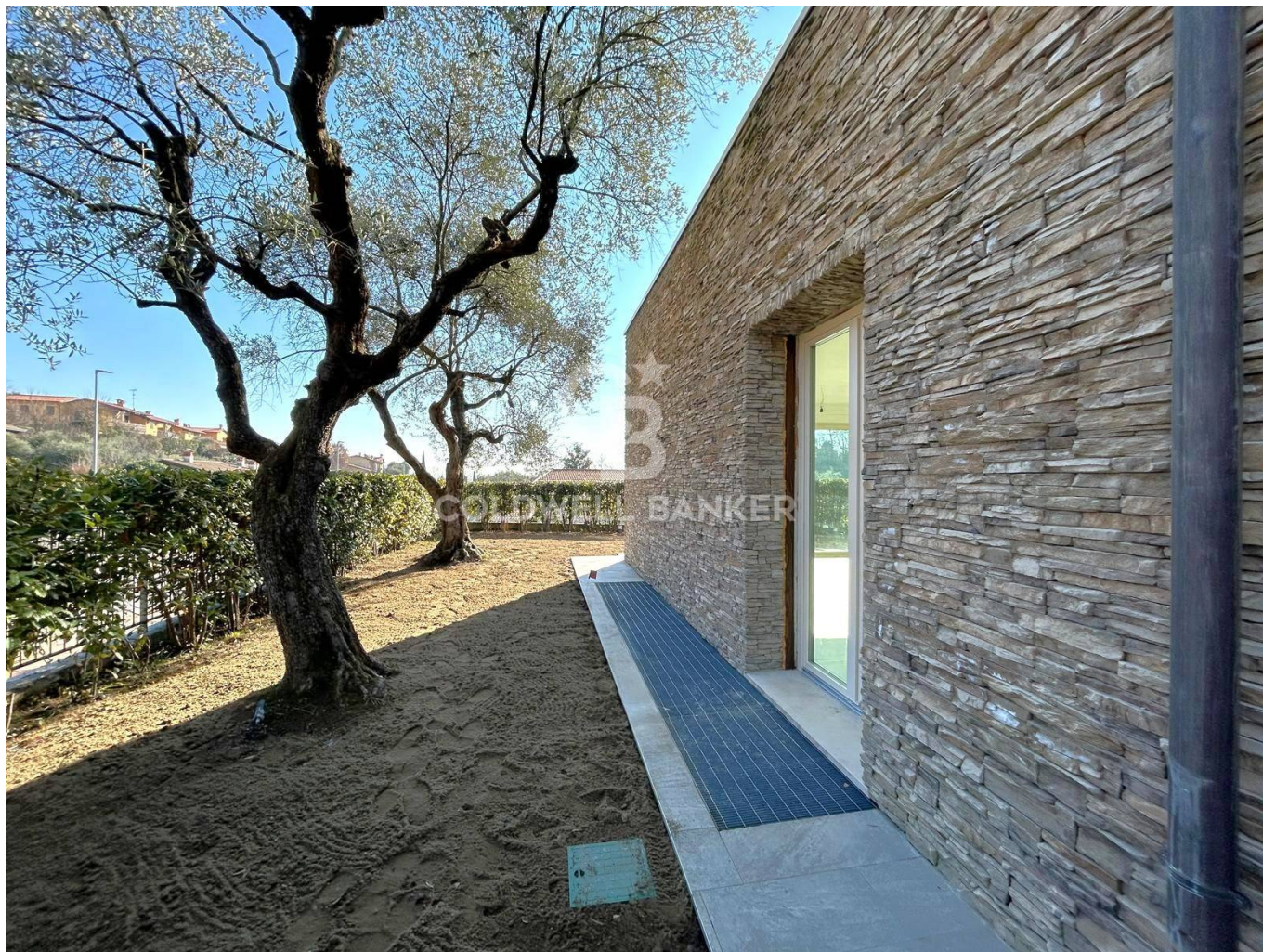


Villa for Sale in Soiano del Lago Chizzoline € 790.000 Ref. CBI119-2784-586



246 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

In Soiano del Lago, convenient to the center and a few minutes from the shores of Lake Garda, we offer for sale a refined detached villa with a private garden.

The bright, spacious 200m² home is spread over a single floor plus a convenient, functional basement.

The entrance opens onto a living area with an open-plan kitchen and windows overlooking the garden and olive trees; the sleeping area comprises three bedrooms and three bathrooms. Upstairs, a wonderful south-facing terrace offers an enchanting panoramic view, with a glimpse of Lake Garda in the background.

In the basement, surrounded by a light-filled courtyard, there are utility and utility rooms, a bathroom with shower, a large basement, and a convenient double garage.

The underfloor heating system is independent and powered by methane, and the high-quality materials, insulation, and windows ensure excellent energy efficiency and a high level of living comfort.

The garden surrounding the villa is large and well-planted and enjoys considerable privacy.

The location, the setting, the exposure and the elegant and high-quality finishes make this property an excellent economic and quality-of-life investment.

Soiano del Lago is a town located in Valtenesi, one of the most sought-after areas of Lake Garda for its panoramic views and distinctive hilly climate. Renowned for its wineries and strong gastronomic culture, it comes alive with tourists, particularly in the summer months,



but life is pleasant year-round thanks to its favorable location, the availability and convenience of services, its proximity to the lake, the presence of excellent restaurants and accommodations, and, last but not least, the presence of the famous and highly regarded Golf Club.

Coldwell Banker, founded in 1906 in San Francisco, is one of the world's most renowned real estate networks, synonymous with reliability, excellence, and innovation in the global market for over a century. Appreciated by the most discerning clients for its quality service and widespread international presence, the brand now has over 3,300 locations and more than 100,000 agents in 44 countries, providing a direct connection between buyers and sellers around the world.

Coldwell Banker Real Estate is located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port. Our office perfectly embodies our philosophy: hospitality, elegance, and professionalism, in a place where supply and demand for exclusive properties meet. We specialize in selecting and promoting prestigious properties, offering a personalized, attentive, and confidential service, able to meet every need in the luxury real estate sector.

Certification

Energy Class: not applicable

Property Informations

Address: Via Trevisago

Zip Code: 25080

Bedrooms: 3

Bathrooms: 3

Rooms: 5

State of Preservation: Excellent

Level: Ground Floor

Total Floor: 1

No Barriers: Yes

Age Construction: 2025

Current Status: free upon deed

Terrace: Present

Garden: Private, 280 sq.m

Sea Distance: 2.000 meter

Kitchen: Exposed Kitchen

Box: Double

Features

Tv Antenna: Autonomous

Closet

Cellar: 10 □

Air-Conditioned

Wiring: By Law

Sanitary Suspended

Shower

Predisposition for Alarm

Shutters

Basement: 28 □

Panoramic view

Distance shops or city

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices



Realroi

Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
info@realroi.it - <https://www.realroi.it/en>
VAT 04174290983

