

Villa for Sale in Cavriana

€ 315.000

Ref. CBI119-1337-589



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

By reservation only, we offer new 80 m² independent villas with sustainable comfort between nature and Lake Garda, Cavriana, Lombardy - Italy

In a sunny and quiet location, just minutes from Lake Garda, a new residential project is underway consisting of three independent villas, designed to offer energy efficiency, independence, and modern comfort.

Main features:

Gross Floor Area (GFA): approx. 80 m² Bedrooms: 1 double + 2 singles Bathrooms: 2 + separate laundry room Living area: open space with large windows overlooking the garden Covered porch: approx. 30 m² (not included in the GFA) Private double garage, independent access Private garden: approx. 350 m² Technology and sustainability:

6 kW photovoltaic system 8 kWh storage batteries Thermal insulation, high-efficiency windows and advanced acoustic insulation Southern exposure, maximum brightness and energy efficiency Expected energy class: A1 Structural warranty: 30 years Turnkey delivery, modern quality finishes

Price for a villa with 80 m² of gross floor area and 143 m² of commercial space: €315,000.00

Location: Cavriana is a municipality nestled in the morainic hills of lower Garda, appreciated for its natural landscape, historical heritage, and quality of life.

15 km from Desenzano del Garda, 10 minutes from the A4 motorway exit, surrounded by vineyards, hiking trails, historic villages, and



food and wine itineraries. Essential services (schools, shops, pharmacy) within 1 km.

Coldwell Banker is one of the world's most prestigious real estate brands, synonymous with reliability, innovation, and global presence since 1906. With over 3,300 locations in 44 countries, it connects buyers and sellers around the world. 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: A1

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

Panoramic view

Nearby

Gyms

Spa

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

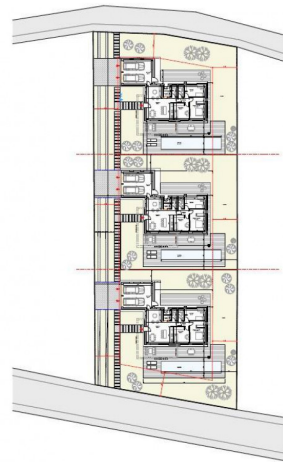
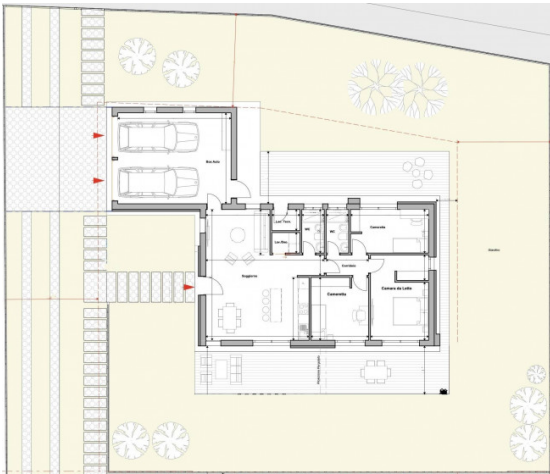
Cafe

Post Offices

Shopping Centers

Municipal Offices





Realroi

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