Realroi
Piazza Malvezzi 23 - 25015 Desenzano del Garda
Phone number (+39) 030 4191413

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, in Cavriana.
In a sunny and quiet location, a new residential project is underway consisting of three independent villas, designed to offer energy efficiency, autonomy, 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, renowned for its natural landscape, historical heritage, and quality of life. It is located 15 km from Desenzano del Garda, 10 minutes from the A4 motorway exit, and is surrounded by vineyards, hiking trails, historic villages, and food and wine itineraries.

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	

Features

Tv Antenna: Autonomous	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

















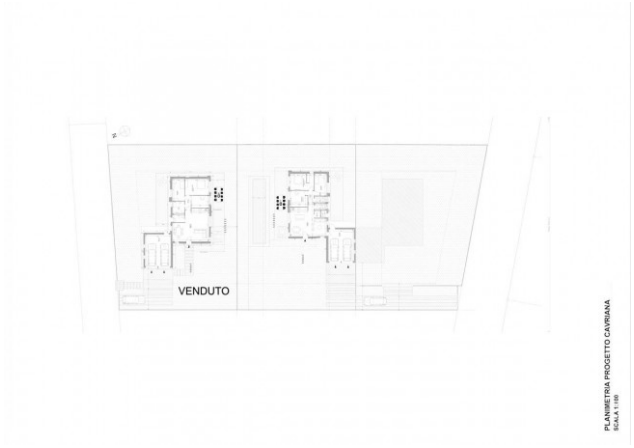
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