

## three-family villa for Sale in Castiglione delle Stiviere

### € 355.000

### Ref. CBI119-2929-614



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

CASTIGLIONE DELLE STIVIERE (Mantua) NEXT CONSTRUCTION FROM JANUARY 2026

In a quiet residential area well-connected to essential services, close to the center and the main roads to Lake Garda, Brescia, and Mantua, we offer a modern four-room apartment in a three-family house. Located on the ground floor, it features a private garden on three sides and comprises an open-plan living room and kitchen with a large window overlooking a covered porch, three bedrooms, two bathrooms, and a double garage.

The apartment has an internal surface area of 103 m<sup>2</sup>:

Large living room with open-plan kitchen of 38.04 m<sup>2</sup>; three bedrooms: two of approximately 14.50 m<sup>2</sup> and one of 10.59 m<sup>2</sup>; two bathrooms, one of which has a laundry area; a covered porch of 19.67 m<sup>2</sup>; a double garage of 34.07 m<sup>2</sup>, with a motorized sectional door.

The apartment features interior sliding doors, PVC windows, mosquito nets, and electric shutters. The porcelain tile flooring and carefully selected wall-hung bathroom fixtures and floor-level shower trays ensure a modern and elegant style.

Great attention has been paid to energy efficiency:

Energy class A+ - 32 kWh/m<sup>2</sup> per year, photovoltaic system, heat pump, latest-generation thermal and acoustic insulation. A perfect home for those looking for:

The convenience of a single floor and ground floor, the tranquility of a recent residential area, private outdoor living spaces, low energy consumption and cutting-edge construction technology.



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

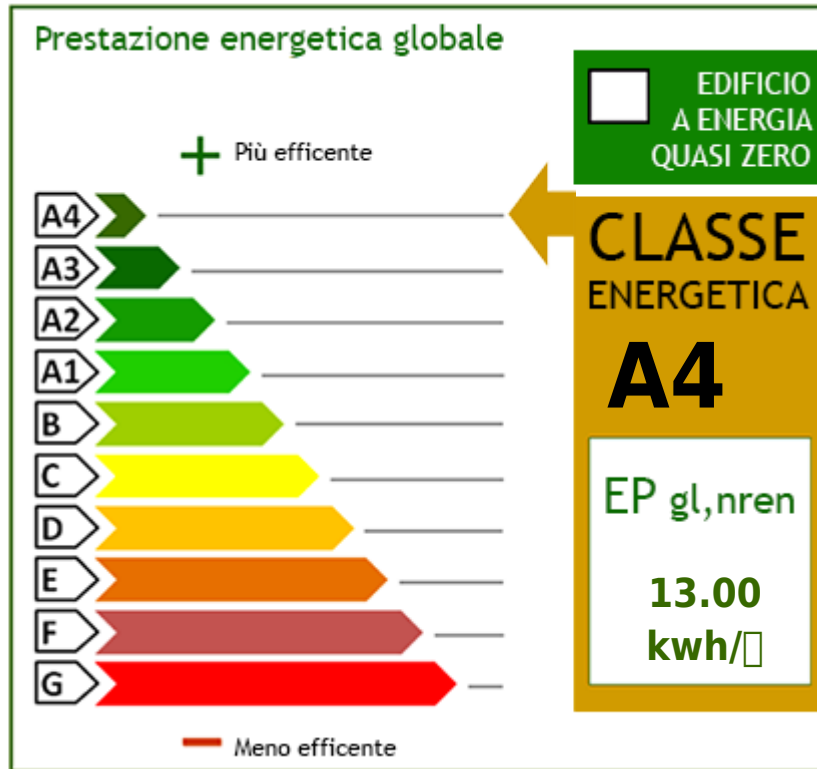
|                                 |   |
|---------------------------------|---|
| <b>Address:</b> VIA CARPENEDOLO | <b>Zip Code:</b> 46043                  |
| <b>Bedrooms:</b> 3              | <b>Bathrooms:</b> 2                     |
| <b>Rooms:</b> 4                 | <b>State of Preservation:</b> Excellent |
| <b>Level:</b> Ground Floor      | <b>Total Floor:</b> 1                   |
| <b>No Barriers:</b> Yes         | <b>Age Construction:</b> 2026           |
| <b>Garden:</b> Private          | <b>Kitchen:</b> Exposed Kitchen         |
| <b>Box:</b> Double, 34 sq.m     |   |

## Features

|                          |                    |                        |
|--------------------------|--------------------|------------------------|
| ADSL Coverage            | Air-Conditioned    | Telephone System       |
| Wiring: By Law           | Sanitary Suspended | Shower                 |
| Predisposition for Alarm | Shutters           | Distance shops or city |

## Nearby

|                   |              |                    |                  |
|-------------------|--------------|--------------------|------------------|
| Gyms              | Spa          | Football Fields    | Fitness Centers  |
| Tennis Courts     | Bike Lanes   | Playgrounds        | Railway Station  |
| Public Transport  | Kindergarten | Elementary Schools | Schools          |
| High Schools      | Cafe         | Post Offices       | Shopping Centers |
| Municipal Offices |              |                    |                  |





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