

# Terraced villa for Sale in Desenzano del Garda

## Rivoltella del Garda

€ 530.000

Ref. CBI119-2929-631



**104 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

**NEW CENTRAL VILLA WITH PRIVATE GARDEN A FEW STEPS FROM THE LAKE**

For sale is a splendid terraced villa with a small private garden, in an elegant setting with just a few units and an excellent location. The villa is built on two floors above ground, in addition to the garage and parking space directly connected to the house.

The entrance opens onto the bright open-plan living area, featuring an open-plan kitchen, dining room, and living room, all of which overlook the covered porch and garden through a large window. Also on the ground floor are a large bathroom with a window and shower, a laundry room, a storage room, a single garage, and a private parking space.

Upstairs is the sleeping area with a double bedroom, a second twin bedroom (which can be split into two single bedrooms), and a large bathroom with a window. Both bedrooms open onto a comfortable balcony.

The house is open to visitors, almost finished, customizable in every detail, was built with cutting-edge technologies, excellent materials and without any savings, particular attention was paid to energy saving and insulation, completely electric, class A4, photovoltaic system with heat pump, underfloor heating, LED lighting.

This property is strategically located, just steps from the lake shore, halfway along the promenade between Sirmione and the center of Desenzano, facing a park in a residential area. Excellent construction and high-quality finishes make it an excellent investment and would be ideal as a comfortable residence or a prestigious holiday home.

Desenzano del Garda is one of the most charming towns on the Brescia shore of Lake Garda. Lively and sophisticated, it combines the



charm of a historic village with a cosmopolitan atmosphere, thanks to elegant boutiques, gourmet restaurants, and a picturesque harbor. Its beaches, enchanting views, and rich cultural offerings make it an ideal destination for those seeking beauty, relaxation, and quality of life in a unique setting.

Coldwell Banker, founded in 1906 in San Francisco, is a world-renowned real estate network, recognized for over a century as a benchmark in the global market. Our brand is synonymous with reliability, excellence, and innovation, appreciated by the most discerning clients for the quality of our services and our international presence. With over 3,300 locations and more than 100,000 agents in 44 countries, our global network allows us to connect buyers and sellers around the world.

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□ Contact us for more information or to schedule a visit!

## Certification

**Energy Class:** A4

## Property Informations

**Address:** VIA COSTANTINO IL GRANDE, 5

**Zip Code:** 25015

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 4

**State of Preservation:** Excellent

**Total Floor:** 2

**Age Construction:** 2025

**Current Status:** free upon deed

**Terrace:** Present

**Garden:** Private

**Sea Distance:** 600 meter

**Kitchen:** Exposed Kitchen

**Box:** Single

## Features

Tv Antenna: Autonomous

Closet

Air-Conditioned

Telephone System

Wiring: By Law

Sanitary Suspended

Shower

Predisposition for Alarm

## 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





