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

Villa for Sale in Goito
€ 1.350.000
Ref. CBI119-2929-639



1.400 sq.m | Bathrooms: 2 | Bedrooms: 6 | Rooms: 13

A Renaissance Residence on the River, Between Mantua and Lake Garda.
Nestled in the heart of the Lombard countryside and overlooking the tranquil waters of the
Mincio, this remarkable historic residence traces its origins back to the 16th century.
Commissioned by the Gonzaga family and traditionally attributed to Giulio Romano or his school, the property stands as an authentic testimony to the Mantuan Renaissance, preserving the elegance, proportions and architectural character that made this period so extraordinary.
The villa enjoys a privileged position within the Mincio Regional Park, offering open views across the river and surrounding countryside. Directly in front of the property runs the renowned cycling route connecting Peschiera del Garda and Mantova, widely regarded as one of Europe's most beautiful bike paths. Following the river through charming villages, protected natural landscapes and historic landmarks, it ultimately reaches the shores of Lake Garda, less than thirty minutes away.
The property has been carefully restored in recent years, preserving its historic identity while enhancing comfort and functionality. Original roof structures, exposed beams and period architectural details reflect the exceptional quality of the restoration and the enduring craftsmanship of the building.
The residence is arranged over two principal floors and currently comprises two independent apartments.
The upper floor hosts the villa's most impressive spaces: a magnificent reception hall of approximately 100 square metres, ideal for entertaining, a generously sized kitchen, four bedrooms and an expansive bathroom enriched with decorative details and historic frescoes.
The ground floor accommodates a second residential unit featuring elegant living areas with fireplaces, a kitchen, bedrooms and

bathrooms. Two historic porticos characterize this level: one serving as the main entrance to the residence, while the other opens directly towards the river, creating a seamless connection between the interior and the surrounding landscape.
Above, a vast attic with original exposed timber beams offers a fascinating insight into the building's construction and highlights the excellent condition of the roof structure.
Outside, the property enjoys a unique relationship with the river and the natural environment. The gardens, swimming pool and direct river access create an atmosphere of peace and privacy rarely found in properties of such historical significance.

More than a historic residence, this is a place to experience a uniquely Italian lifestyle, surrounded by art, nature and centuries of history, just a short drive from Lake Garda.

Goito is an Italian municipality located in the Province of Mantua. It has approximately 10,000 inhabitants and is located in the northern part of the Mantua province, on the right bank of the Mincio River, in a strategic area halfway between Mantua, Brescia, Verona, and Lake Garda. Due to its location, it has always been an important road junction and a transit point for historic routes such as the ancient Via Postumia.
The municipality has several places of historical and cultural interest, such as Goito Castle and its ancient medieval towers, and Villa Moschini, an imposing historic building with a park designed in the 18th century.
The municipal landscape is typical of the Lower Po Valley, shaped by the Mincio River and characterised by cultivated fields, canals and nature trails along the riverbanks.

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.
Coldwell Banker Real Estate, located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port, is the hub of our operations on Lake Garda and the surrounding area. Our headquarters reflects our philosophy: welcoming, elegant, and professional, it is the place where supply and demand for exclusive properties meet. We specialize in finding and promoting prestigious properties, guaranteeing our clients personalized and attentive service, meeting every luxury real estate need.
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Property Informations

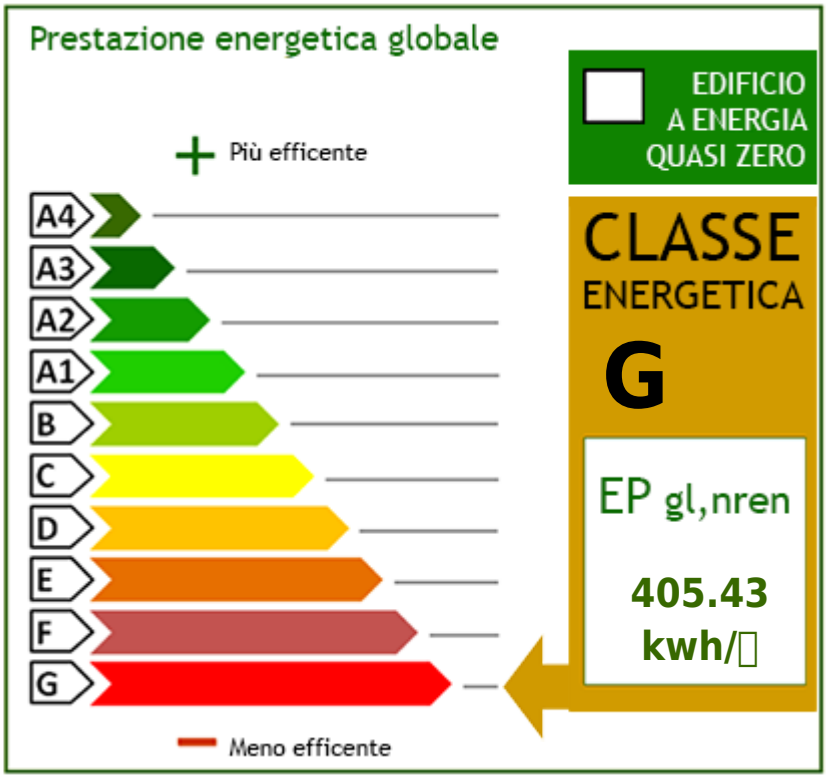
Address: STRADA PER RIVALTA	**Zip Code**: 46
Bedrooms: 6	**Bathrooms**: 2
Rooms: 13	**State of Preservation**: Good
Level: Ground Floor	**Total Floor**: 3
Age Construction: 1500	**Current Status**: free upon deed
Terrace: Present	**Garden**: Private
Kitchen: Regular Kitchen	

Features

Tv Antenna: Autonomous	Closet	Fireplace
Telephone System	Wiring: in accordance when created	Shower
Wooden Window Frames	Pool	

Nearby

Fitness Centers	Tennis Courts	Bike Lanes	Public Transport
Cafe	Shopping Centers		


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
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CLASSE ENERGETICA
G
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405.43 kwh/
Meno efficente

















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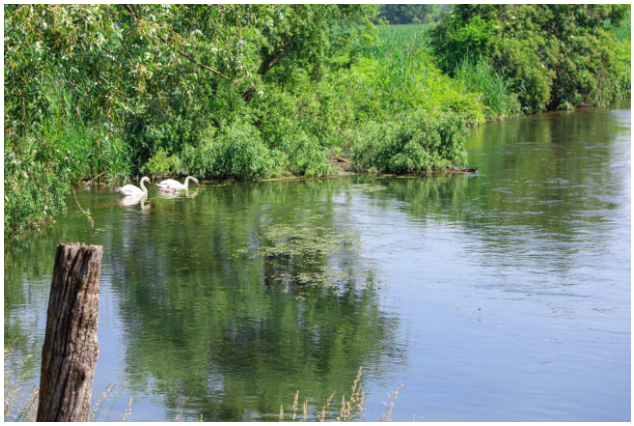












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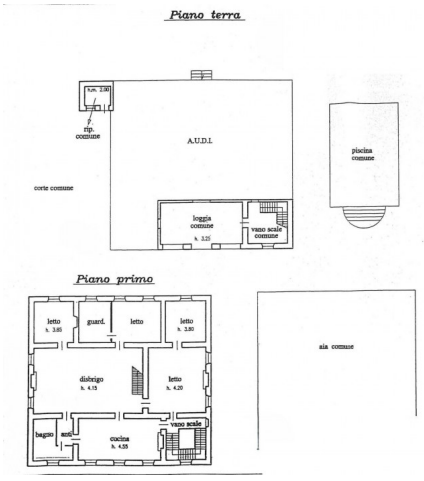


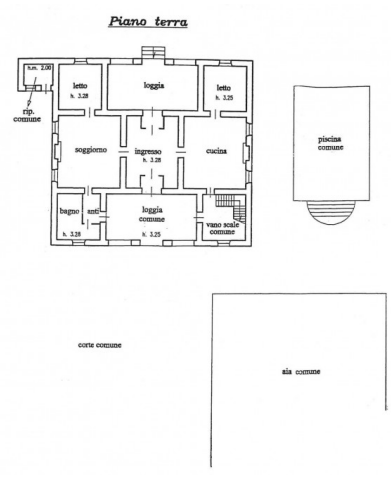












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