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

Semi-detached villa for Sale in Sirmione Colombare

€ 745.000

Ref. CBI119-1341-660



200 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

Colombare di Sirmione - Perfectly renovated semi-detached villa with elevator and private garden.
For sale is a semi-detached villa completely renovated in 2021, ready to move into, with a lift, private garden, large terraces and a separate two-room guest/service apartment.
The spacious property is spread over three floors connected by a lift.
The entrance on the mezzanine floor opens into the bright living area where we find a custom-fitted and well-equipped open-plan kitchen, a dining area with a large table, and a spacious living room with windows opening onto the furnished terrace.
Going up the stairs or using the elevator you reach the first floor consisting of a master bedroom with en suite bathroom and another large bedroom with balcony and another bathroom.
The basement, also accessible by elevator, houses a versatile utility solution with a private entrance, two large rooms, a storage room and a bathroom, as well as a convenient and large laundry room.
In the basement we find a double garage and two covered parking spaces.
The property is sold furnished.
The home's location is truly strategic, in a quiet villa-only area with all amenities less than a kilometer away, just minutes from supermarkets, bars, and restaurants, the shores of Lake Garda, and a short walk from the Scaligero Castle. The train station and the Desenzano motorway exit are just a few minutes' drive away.
The location, the convenience of the elevator connecting each level of the home, the rational layout, and the attention to detail given to

the renovation, materials used, and insulation make this purchase an excellent investment for a primary residence or a luxury vacation home.

Coldwell Banker, founded in 1906 in San Francisco, is one of the world's most renowned real estate networks, synonymous with reliability, excellence, and innovation in the global market for over a century. Appreciated by the most discerning clients for its quality service and widespread international presence, the brand now has over 3,300 locations and more than 100,000 agents in 44 countries, providing a direct connection between buyers and sellers around the world.
Coldwell Banker Real Estate is located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port. Our office perfectly embodies our philosophy: hospitality, elegance, and professionalism, in a place where supply and demand for exclusive properties meet. We specialize in selecting and promoting prestigious properties, offering a personalized, attentive, and confidential service, able to meet every need in the luxury real estate sector.

Certification

Energy Class: D

Property Informations

Address: Zona Via Todeschino	**Zip Code**: 25019
Bedrooms: 3	**Bathrooms**: 3
Rooms: 5	**State of Preservation**: Restored
Level: Ground Floor	**Total Floor**: 2
Lift: Yes	**No Barriers**: Yes
Age Construction: 2021	**Current Status**: free upon deed
Balconies: Present	**Terrace**: Present
Garden: Private	**Kitchen**: Exposed Kitchen

Features

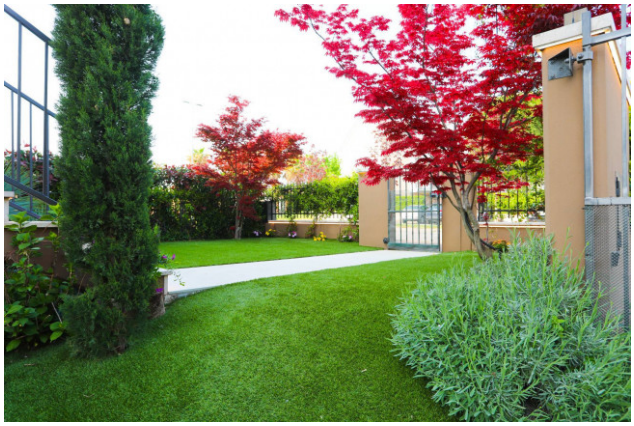
Terrace	Tv Antenna: Autonomous	Closet
Air-Conditioned	Wiring: in accordance when created	Shower
Wooden Window Frames		

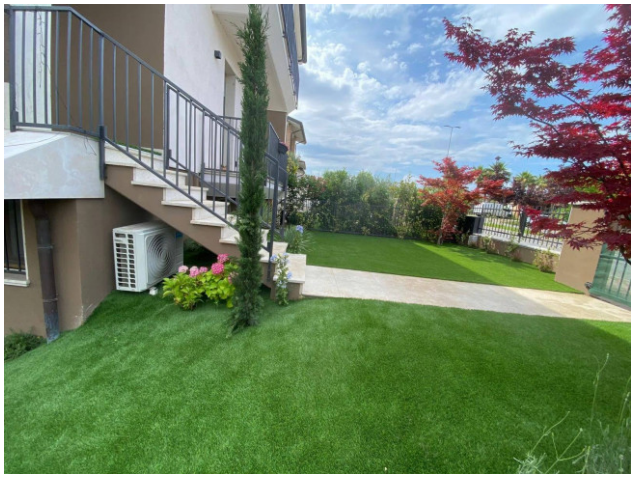
Nearby

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			

















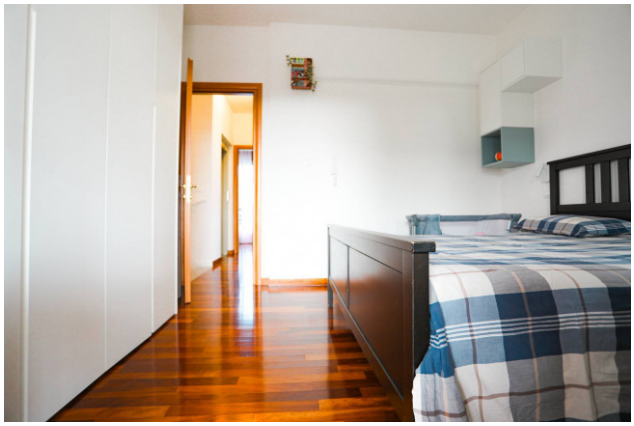
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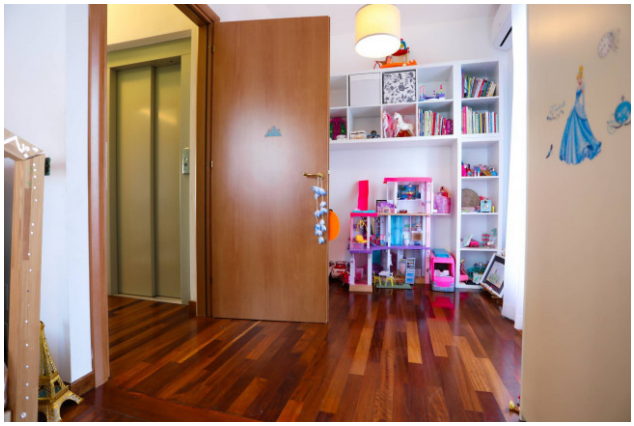












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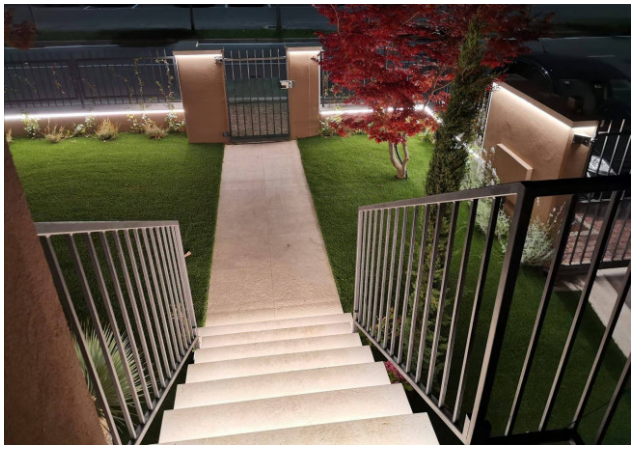














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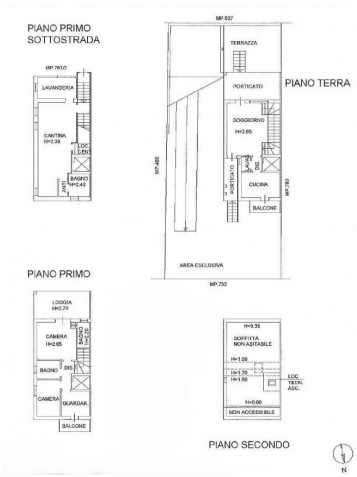




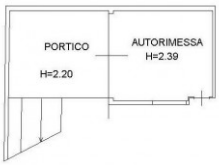








PIANO PRIMO SOTTOSTRADA



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