

# 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.

In the residential area of Colombare, at the beginning of the Sirmione peninsula, we offer for sale a beautiful 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 open-plan living room with windows opening onto the beautiful furnished terrace for relaxing al fresco.

Going up the stairs or using the convenient elevator you reach the first floor consisting of a master bedroom with en suite bathroom, 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 will be sold furnished.

The property enjoys a truly strategic location, nestled in a quiet villa-filled area with all amenities less than a kilometer away. It's just minutes from supermarkets, bars, and restaurants, and offers views of Lake Garda to both the left and right. It's also just steps from the



Scaligero Castle, and just a few minutes' drive from the Desenzano train station and motorway exit. The location, the convenience of the elevator connecting each level of the home, the rational division of space, and the attention paid 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

**Box:** Double

## 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

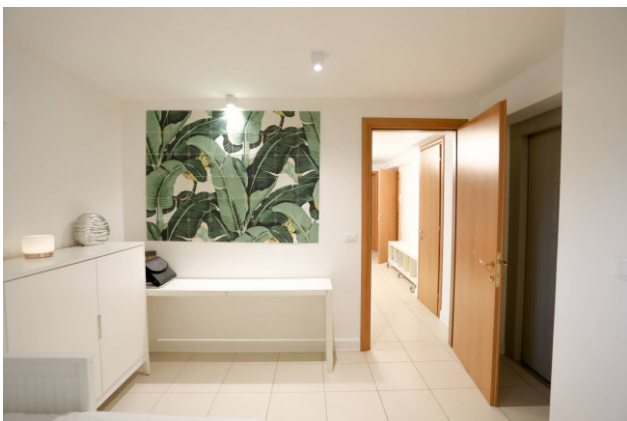
Municipal Offices



**Realroi**

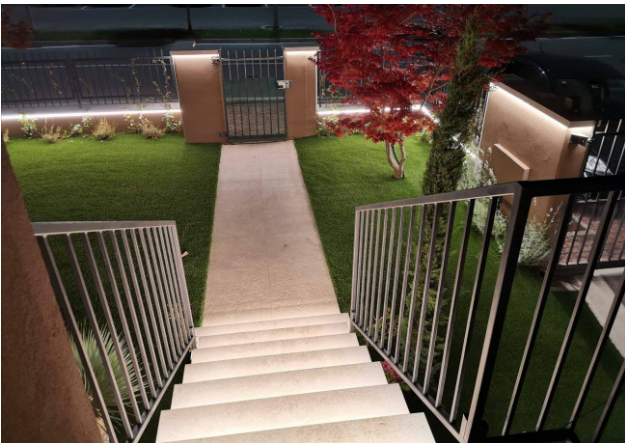
Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413  
info@realroi.it - <https://www.realroi.it/en>  
VAT 04174290983

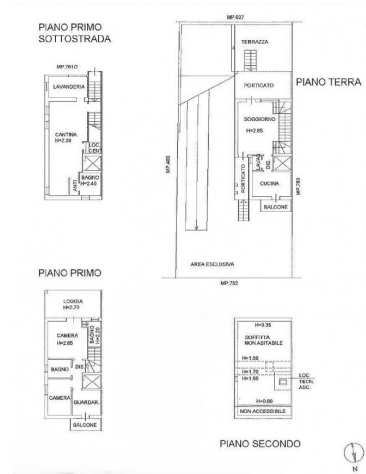




**Realroi**

Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413  
info@realroi.it - <https://www.realroi.it/en>  
VAT 04174290983





PIANO PRIMO SOTTOSTRADA

