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

Terraced villa for Sale in Villanuova sul Clisi

€ 380.000

Ref. CBI119-1337-688



129 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

In an exclusive complex of just 9 modern villas, we offer for sale a splendid newly built villa developed entirely on a single level.
The entrance opens onto a bright open-plan living area with a living room and open-plan kitchen, a spacious and convivial space, ideal for family gatherings and hosting guests.
The sleeping area consists of two double bedrooms. The master bedroom has an en suite bathroom and walk-in closet, creating a truly private suite.
The sleeping area is completed by a second bathroom with window serving the home.
The property also features a convenient garage and an outdoor porch, perfect for spending pleasant moments outdoors.
The villa features technologically advanced systems, including underfloor heating powered by a heat pump and a photovoltaic system for optimal energy efficiency. A choice of finishes is available.
Villanuova sul Clisi is a quiet town located in the heart of Valtenesi, just a few kilometers from Lake Garda. Nestled in the green hills of Brescia, it offers an excellent quality of life, thanks to its combination of tranquility and proximity to all the area's main tourist attractions. The town is well connected to the lakeside towns, such as Salò, just a 10-minute drive away, making Villanuova a strategic location for those seeking a peaceful setting yet with quick access to the beaches, marinas, and recreational activities of Lake Garda.
Coldwell Banker is a real estate network founded in San Francisco in 1906. For over a century, it has been a benchmark and guide for the global market. A brand universally recognized and appreciated by the most discerning clients. Reliability, quality of service, and global reach are the cornerstones of our group. We operate in over 44 countries, with 3,000 branches and over 90,000 agents. Coldwell Banker Real Estate is located in Desenzano del Garda at Piazza Malvezzi 23, in the historic heart of the town, behind the small ancient harbor. Our agency is our calling card: welcoming and elegant, a meeting place for offers and requests for exclusive and sought-after

properties.

Certification

Energy Class: A4

Property Informations

Address: Via Manzoni	**Zip Code**: 25089
Bedrooms: 2	**Bathrooms**: 2
Rooms: 3	**State of Preservation**: Excellent
Level: Ground Floor	**Total Floor**: 1
No Barriers: Yes	**Age Construction**: 2025
Current Status: free upon deed	**Garden**: Private, 28 sq.m
Kitchen: Exposed Kitchen	

Features

Tv Antenna: Autonomous	Porch: 20 □	Closet
Telephone System	Wiring: By Law	Sanitary Suspended
Shower	Panoramic view	Distance shops or city

Nearby

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













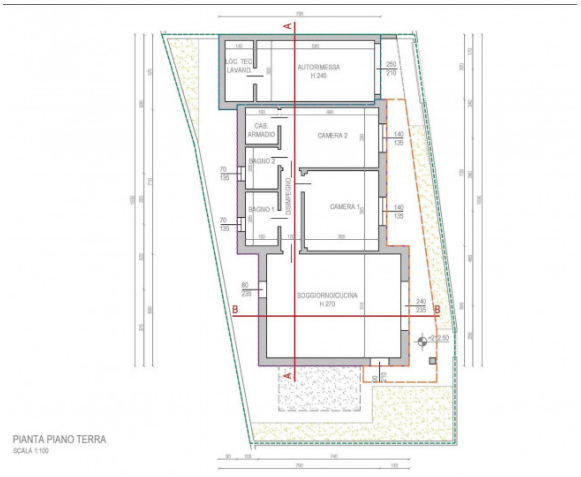




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