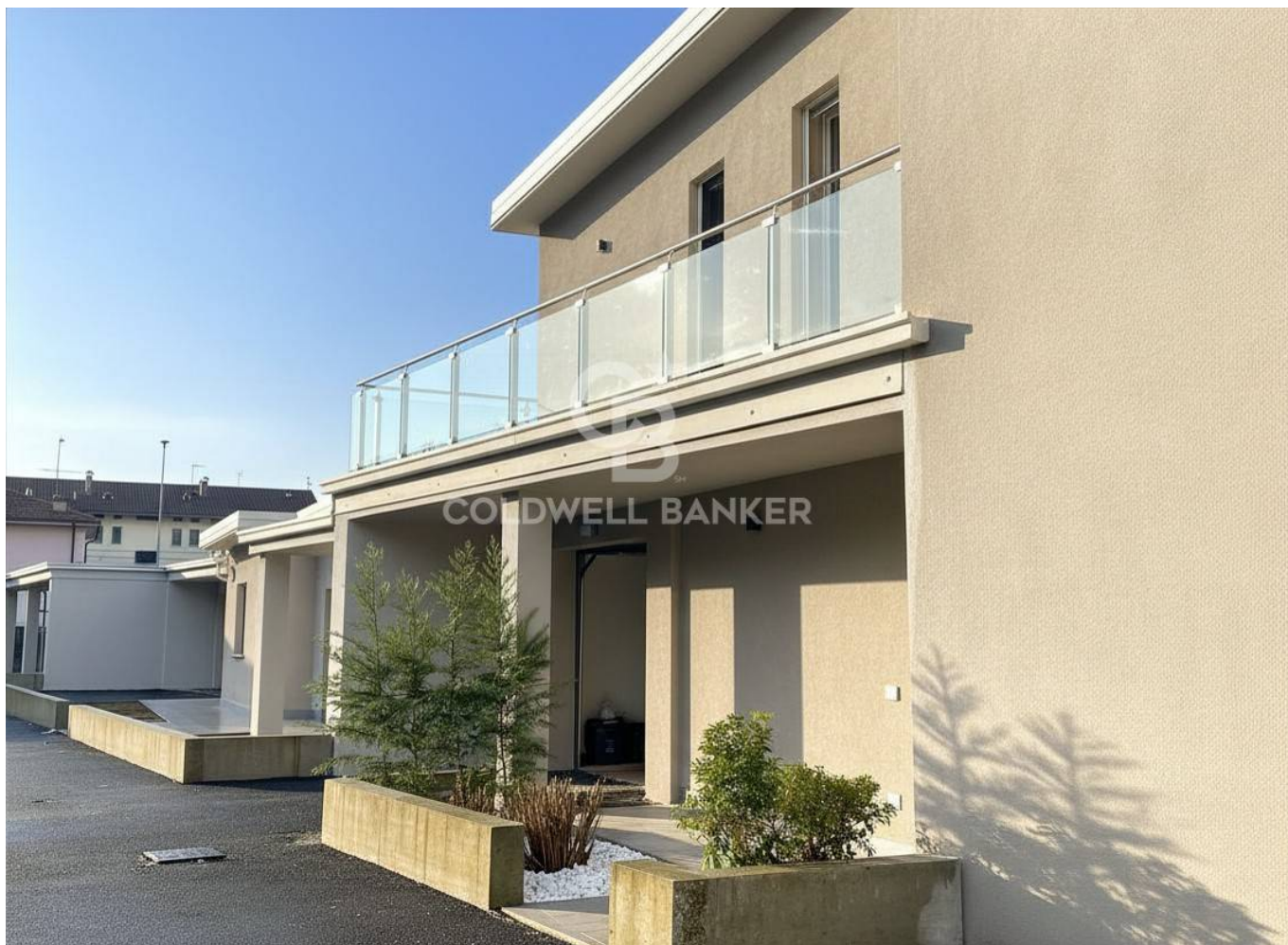


## Terraced villa for Sale in Villanuova sul Clisi

### € 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, entirely on one level, designed to offer maximum living comfort and a perfect distribution of space.

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. It also has the option to install a split-system air conditioning system and an alarm system for maximum security. 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 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.

## 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

**Box:** Double, 17 sq.m

## Features

Tv Antenna: Autonomous

Porch: 20  $\square$

Closet

Telephone System

Wiring: By Law

Sanitary Suspended

Shower

Shutters

Panoramic view

Distance shops or city

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

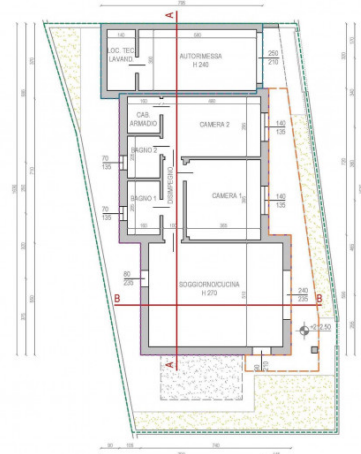
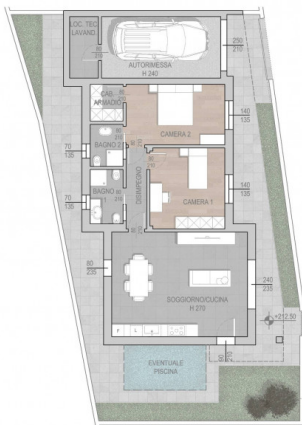
High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices



PIANTA PIANO TERRA  
SCALA 1:100

**Realoi**

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