



## Villa for Sale in Castiglione delle Stiviere

price from € 479.000  
Ref. CBI119-1337-694



### 130 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

We offer the last six villas with private gardens and the possibility of building a swimming pool. The single-story house comprises a living room, kitchen, hallway, three bedrooms, and two bathrooms. It features exposed-beam ceilings and state-of-the-art appliances. A convenient double garage completes the villa.

Made with cutting-edge materials using precise construction techniques that eliminate thermal bridges.

Equipped with underfloor heating that guarantees optimal heat distribution without energy loss.

Presence of a photovoltaic system that allows the exploitation of solar energy for the production of electricity.

All villas are in energy class A4.

Castiglione delle Stiviere is a dynamic town in the Upper Mantua area, strategically located between the provinces of Mantua, Brescia, and Verona. With a population of over 23,000 and an even larger catchment area thanks to its proximity to Desenzano del Garda and Lake Garda, it is an important commercial and service hub for the entire area.

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.

Realroi



## Certification

**Energy Class:** A4

## Property Informations

**Address:** via fabia

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** Ground Floor

**Total Floor:** 1

**No Barriers:** Yes

**Age Construction:** 2026

**Garden:** Private

**Sea Distance:** 20.000 meter

**Kitchen:** Exposed Kitchen

**Box:** Double

## Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Fastweb Coverage

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Sanitary Suspended

Shower

Predisposition for Alarm

Shutters

Pool

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

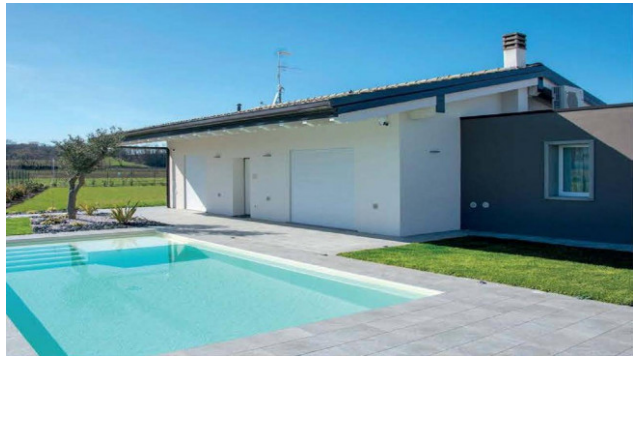
Post Offices

Shopping Centers

Municipal Offices

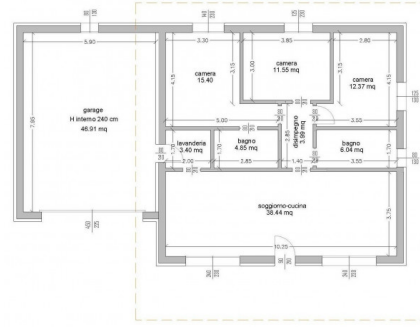




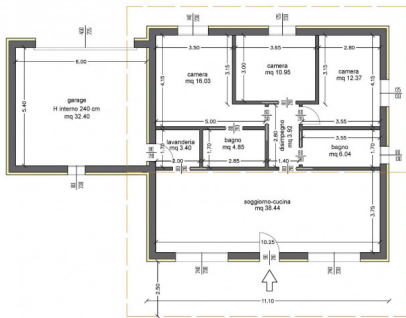


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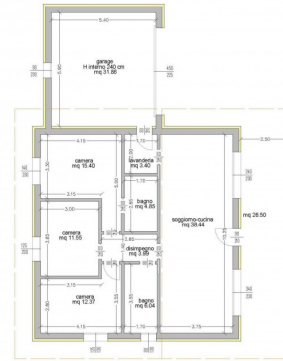
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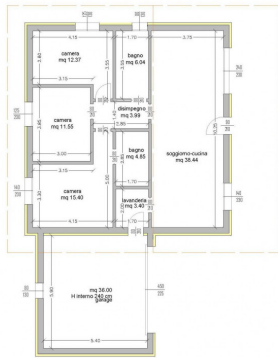
Pianta piano terra - scala 1:100



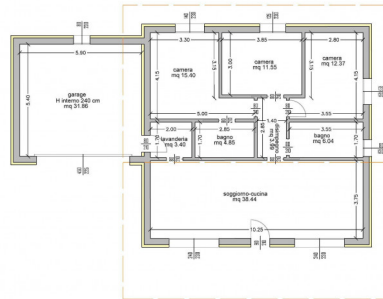
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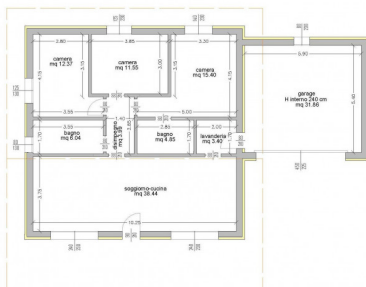
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