

## Villa for Sale in Manerba del Garda Pieve

€ 659.000

Ref. CBI119-1337-701



### 150 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

Newly built detached villa ready for immediate occupancy, perfect for those who want to live just steps from the lake, surrounded by comfort and tranquility. This detached residence, complete with a private pool, offers modern and functional spaces, ideal as a primary residence or a second home. The ground floor features a spacious, bright living area with an open-plan kitchen and a bathroom with a window. Upstairs, two bright double bedrooms with direct access to a panoramic terrace, perfect for enjoying pleasant evenings and views of the surrounding greenery. A study and a second bathroom with a window complete the floor.

In the basement we find a large room that can be customized according to your needs.

The property comes with two uncovered parking spaces and offers the option of customizing the finishes to perfectly suit the future owner's tastes and needs. Air conditioning and an alarm system are already included, ensuring maximum security and comfort. The villa is rated A4 energy class, ensuring maximum energy savings and respect for the environment, and can be delivered in just three months.

Manerba del Garda is a charming town located on the western shore of Lake Garda, known for its beautiful beaches and rich historical and natural heritage. The famous Romantica Beach is one of the largest and most popular on the lake, perfect for those who love relaxing by the water.

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:** 25080

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** On two-levels

**Total Floor:** 2

**Parking:** Uncovered Parking

**Age Construction:** 2025

**Current Status:** free upon deed

**Terrace:** Present, 20 sq.m

**Garden:** Private, 450 sq.m

**Sea Distance:** 200 meter

**Kitchen:** Exposed Kitchen

## Features

Terrace

Tv Antenna: Autonomous

Closet

Cellar

Telephone System

Wiring: By Law

Shower

Predisposition for Alarm

Shutters

Basement

Pool

Panoramic view

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

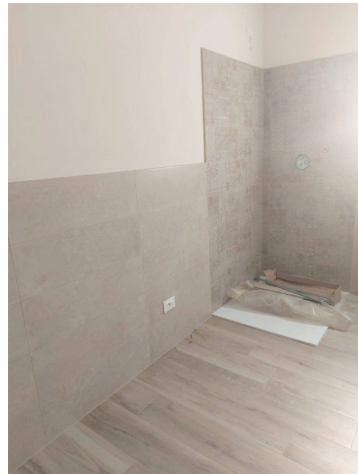
High Schools

Cafe

Post Offices

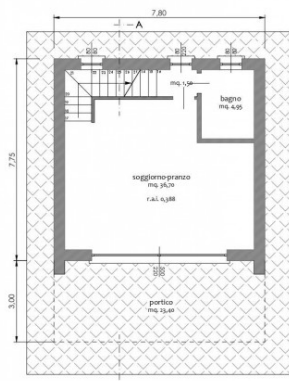
Shopping Centers

Municipal Offices

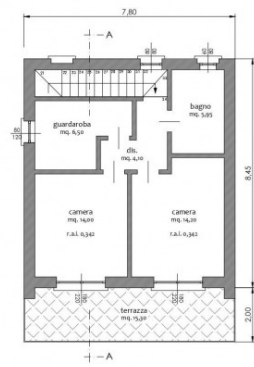


**Realroi**

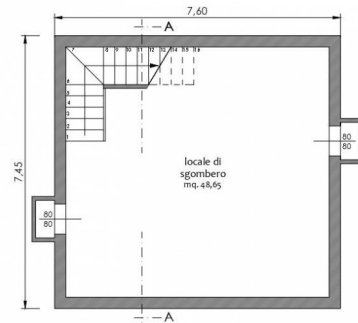
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info@realroi.it - <https://www.realroi.it/en>  
VAT 04174290983



PIANTA PIANO TERRA - scala 1:100



PIANTA PIANO PRIMO - scala 1:100



PIANTA PIANO INTERRATO - scala 1:100



PIANO DEL VERDE - Sc 1:200

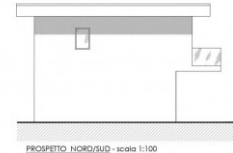


PROSPETTO OVEST - scala 1:100

SEZIONE A-A - scala 1:100



PROSPETTO EST - scala 1:100



PROSPETTO NORD/SUD - scala 1:100