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

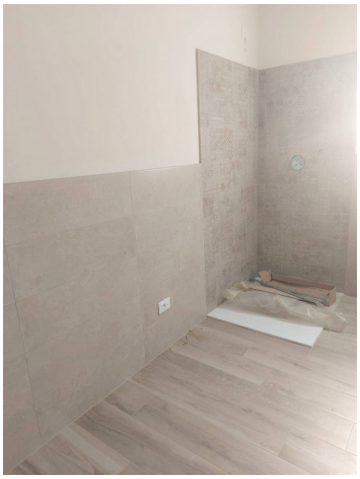








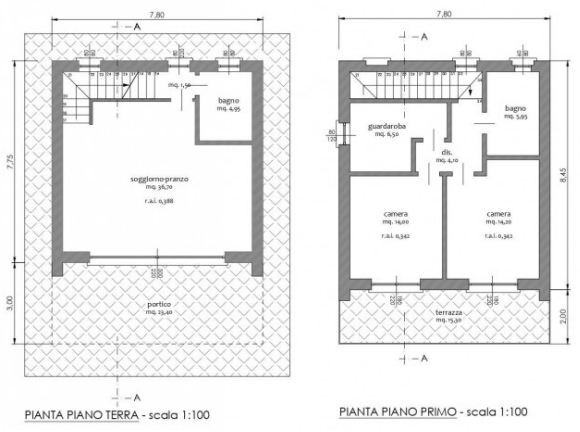






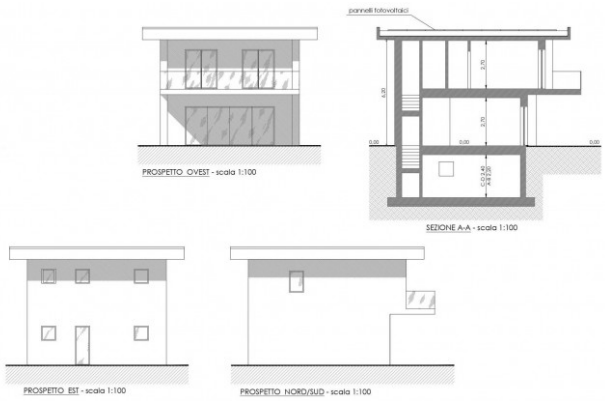


Realroi
Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
info@realroi.it - https://www.realroi.it/en
VAT 04174290983









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