



## Villa for Sale in Prevalle

### € 1.400.000

### Ref. CBI119-1337-702



#### **500 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4**

Newly built detached villa immersed in an exclusive private park of approximately 10,000 square meters: an oasis of tranquility and privacy.

The villa extends over a single level of 150 square meters, with spacious, bright rooms directly connected to the surrounding greenery. Every detail has been designed to offer comfort, privacy, and timeless elegance. A 200 square meter basement level completes the property, ideal for additional spaces such as a basement, wellness area, home theater, or recreation area. A triple garage is planned for the ground floor.

A rare property, to be completed according to your tastes and needs, ideal as a primary residence, a representative villa, or a leisure residence, in one of the most sought-after areas of Lombardy.

Prevalle, a hilly municipality in the province of Brescia, is characterized by rural landscapes with vineyards, woods, and the Vrenda River. It is ideal for nature lovers and outdoor enthusiasts, with cycling and hiking trails. Well connected to Brescia and Lake Garda, it offers tranquility and a quality of life rooted in the beauty of the countryside.

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 Mazzini

**Zip Code:** 25080

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** Ground Floor

**Total Floor:** 2

**Parking:** Uncovered Parking

**Age Construction:** 2026

**Terrace:** Present, 200 sq.m

**Garden:** Private, 10.000 sq.m

**Kitchen:** Regular Kitchen

**Box:** Triple, 68 sq.m

## Features

Terrace

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

Cellar

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Predisposition for Alarm

Safe-Deposit Box

Shutters

Basement

Pool

Panoramic view

Land

## 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



