

## Semi detached house for Sale in Muscoline

### € 385.000

### Ref. CBI119-1337-717



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

New single-story semi-detached villa in Castrezzone di Muscoline

Under construction, we offer a splendid semi-detached villa, located in a quiet residential area in Castrezzone di Muscoline (Bs). The villa extends over the ground floor and basement: on the ground floor, the entrance opens onto a spacious and bright living room with an open-plan kitchen, enhanced by large sliding windows overlooking the porch and private garden, providing abundant light and seamless continuity between the interior and exterior. The sleeping area consists of three bedrooms and two bathrooms, functionally arranged to ensure comfort and privacy for the entire family.

In the basement, there's a double-wide garage, allowing for completely independent parking and movement of vehicles. Completing the floor are a boiler room and a spacious, windowed laundry room, equipped with sanitary fixtures and which can also be used as a third bathroom if needed. The two rooms are separate, ensuring maximum functionality.

Equipment and comfort

Underfloor heating with heat pump. Photovoltaic system installed. Provision for cooling and burglar alarm systems. Thermal and acoustic insulation and high-quality finishes. Energy class A. A swimming pool can be added as an optional extra to complete and further enhance your new home.

Muscoline, nestled in the moraine hills near Lake Garda, is the ideal place for those seeking tranquility and nature without sacrificing proximity to amenities. Perfect for outdoor activities such as walking and hiking, the municipality offers a high quality of life, with a strong historical and cultural tradition, ancient farmhouses, and villas. Well connected to Salò, Desenzano, and Brescia, Muscoline



combines serenity and convenience, surrounded by traditional restaurants and agriturismo farms.

Coldwell Banker REALROI, 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, ensuring our clients receive personalized and attentive service, meeting every luxury real estate need.

Coldwell Banker, founded in 1906 in San Francisco, is a world-renowned real estate network, recognized for over a century as a benchmark in the global market. Our brand is synonymous with reliability, excellence, and innovation, appreciated by the most discerning clients for the quality of our services and our international presence. With over 3,300 locations and more than 100,000 agents in 44 countries, our global network allows us to connect buyers and sellers around the world.

## Certification

**Energy Class:** A3

## Property Informations

**Address:** Via Morzone

**Zip Code:** 25080

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 4

**State of Preservation:** Excellent

**Level:** Ground Floor

**Total Floor:** 2

**Age Construction:** 2025

**Terrace:** Present

**Garden:** Private

**Kitchen:** Exposed Kitchen

**Box:** Double

## Features

Tv Antenna: Autonomous

ADSL Coverage

Cellar

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Predisposition for Alarm

Shutters

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

