Realroi
Piazza Malvezzi 23 - 25015 Desenzano del Garda
Phone number (+39) 030 4191413

Single House for Sale in Roè Volciano
Volciano
€ 430.000
Ref. CBI119-3190-783



246 sq.m | Bathrooms: 3 | Bedrooms: 2 | Rooms: 4

In Roè Volciano, in a quiet residential area surrounded by greenery and just 5 minutes from Salò and the splendid shores of Lake Garda, we offer a spacious detached house, ideal for those who want to live away from the chaos of the more touristy resorts without giving up the convenience of having all the main services within a short distance.
The main entrance leads to the living area, consisting of an eat-in kitchen and a bright living room. The living room leads to a large L-shaped balcony that extends along the façade and leads to a pleasant terrace. This outdoor space is perfect for creating a private relaxation area, ideal for enjoying the tranquility and privacy of the surrounding area.
Continuing along the corridor you reach the sleeping area, consisting of two bedrooms, one of which has direct access to the terrace, and a bathroom with window.
Going up to the top floor, we find a large attic that opens onto an open-plan space. The level also includes two additional rooms and a bathroom, offering additional space that can be easily adapted to your needs.
On the ground floor, one of the property's most interesting spaces is discovered: a large basement measuring over 30 m², a multifunctional space that can be used as a private gym, hobby room, play area, home cinema, or refined relaxation area.
On the same level we also find a practical closet, a large bathroom and a spacious laundry room.
The French doors lead directly to the outdoor porch, an ideal space for those who enjoy spending time with friends. Completing the outdoor spaces, the property also features a private garden and courtyard. There are also two spacious, private uncovered parking spaces.

The property's true strength is its extraordinary versatility: the large spaces spread across multiple levels allow the home to be adapted to your needs, fully enhancing its potential.

Roè Volciano is a charming village nestled between the rolling hills of the Sabbia Valley and the shores of Lake Garda, in a prime location combining tranquility, nature, and convenience. Surrounded by greenery and boasting panoramic views of the lake and surrounding hills, the town offers an authentic and relaxed atmosphere, ideal for those who want to escape the hustle and bustle without sacrificing essential amenities. The area is renowned for its nature trails, scenic paths, and mild climate influenced by the proximity of Lake Garda. The surrounding hills are home to olive groves and quality local produce, creating a particularly picturesque landscape. Thanks to its proximity to Salò and the main towns of Lake Garda, Roè Volciano is an ideal solution both as a primary residence and as a leisure home. Its strategic location allows for quick access to the beaches, the lakefront, services, and main roads, while maintaining the privacy and quality of life typical of a hillside setting. Roè Volciano is the perfect choice for those seeking a balance between nature, comfort, and proximity to the lake, in one of the most popular areas of the Garda hinterland.

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Certification

Energy Class: F

Property Informations

Address: Via IV Novembre	**Zip Code**: 25077
Bedrooms: 2	**Bathrooms**: 3
Rooms: 4	**State of Preservation**: Restored
Level: Ground Floor	**Total Floor**: 3
Parking: Uncovered Parking	**Age Construction**: 1966
Current Status: free upon deed	**Balconies**: Present
Terrace: Present, 22 sq.m	**Garden**: Private, 542 sq.m
Sea Distance: 3.800 meter	**Kitchen**: Regular Kitchen

Features

Tv Antenna: Autonomous	Closet	Air-Conditioned
Parquet	Telephone System	Wiring: in accordance when created
Sanitary Suspended	Jacuzzi	Shower
Predisposition for Alarm	Basement: 35 □	Top floor

Nearby

Gyms	Football Fields	Fitness Centers	Bike Lanes
Playgrounds	Public Transport	Elementary Schools	Schools
Cafe	Post Offices	Municipal Offices	

















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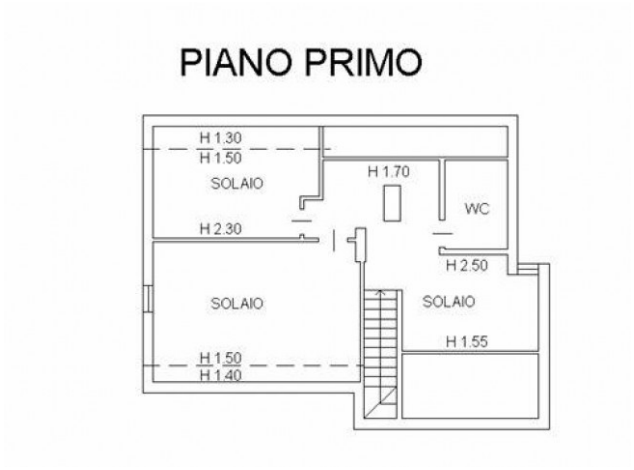














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