

Single villa 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 touristic resorts without giving up the convenience of having all the main services within a short distance.

The main entrance leads to the living area, comprising an eat-in kitchen on the right and a bright living room on the left. The living room leads to a large L-shaped balcony that extends along the façade and leads to a pleasant terrace, a true added value to the home. 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 balcony, and a bathroom with window.

The interior layout, however, offers an interesting opportunity for customization: by keeping the kitchen in its current location and creating a direct connection between the living room and one of the bedrooms, it is possible to transform the current living room into a dining room and create a spacious sitting room in the adjacent bedroom. This would create a living area comprising an eat-in kitchen, dining room, and living room, all connected to each other, while maintaining a bedroom and bathroom on the same floor.



Going up to the top floor, we find a large attic that opens up to an open-plan space as soon as the stairs reach it. The level also includes two additional rooms and a bathroom, offering additional space that can be easily adapted to your needs.

On the lower floor, one of the property's most interesting spaces is discovered: a large basement of over 30 square meters, 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, an additional room with multiple possibilities for use, a large bathroom complete with both shower and bathtub and a spacious laundry room.

This floor offers direct access to the outdoor porch, an ideal space for those who enjoy spending time with friends. Here, it's easy to imagine a barbecue area, a large convivial table, and pleasant al fresco lunches and dinners with friends and family. Completing the outdoor spaces, the property also features a private garden and courtyard. Convenient, private uncovered parking spaces are also available.

The property's true strength is its extraordinary versatility: the large spaces spread across multiple levels allow the home to be adapted to current and future needs, maximizing its full potential.

A detached house with great possibilities, ready to welcome those looking not just for a home, but a place to shape according to their lifestyle.

Roè Volciano is a charming town nestled between the rolling hills of the Valle Sabbia 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 village offers an authentic and relaxed atmosphere, ideal for those seeking a peaceful escape from the hustle and bustle without sacrificing essential amenities.

The area is renowned for its nature trails, scenic paths, and mild climate influenced by its proximity to Lake Garda. The surrounding hills are home to olive groves and quality local produce, creating a particularly evocative landscape.

Thanks to its proximity to Sa! and the main towns on 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

Garden: Private, 542 sq.m

Kitchen: Regular Kitchen

Features

Terrace

Tv Antenna: Autonomous

Closet

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Air-Conditioned	Parquet	Wiring: in accordance when created
Sanitary Suspended	Jacuzzi	Shower
Wooden Window Frames	Predisposition for Alarm	Shutters
Basement	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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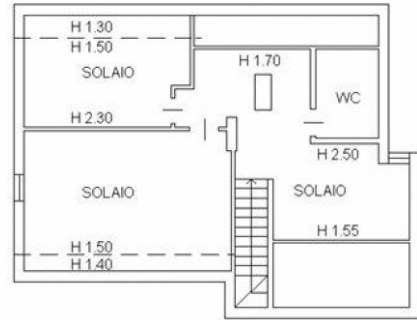
Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
info@realroi.it - <https://www.realroi.it/en>
VAT 04174290983







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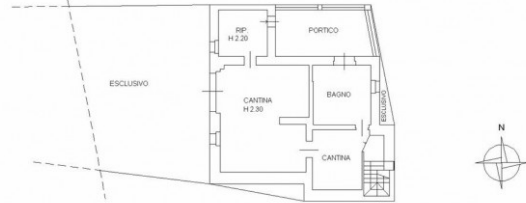


PIANO TERRA

H 3.00



PIANO PRIMO SOTTOSTRADA (S1)



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