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

Terraced villa for Sale in Villanuova sul Clisi

€ 440.000

Ref. CBI119-3190-799



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

Within an exclusive residential complex comprising just 9 villas, we offer for sale a prestigious newly built villa, spread over two levels and designed to offer comfort, functionality, and spaces designed for everyday life.
On the ground floor, the home features a bright and spacious open-plan living area with a living room and open-plan kitchen, ideal for sharing moments with family and guests. A practical storage room and a guest bathroom complete the floor.
The living area leads directly to the porch and back garden: a private space that guarantees greater privacy and allows you to fully enjoy the outdoor spaces all year round.
The sleeping area, located on the first floor, consists of three bedrooms and a bathroom. All bedrooms have direct access to a large terrace, which floods the rooms with light and creates a pleasant sense of continuity between the interior and exterior.
The property includes a convenient double-length garage, directly connected to the home for maximum convenience. The villa is equipped with technologically advanced systems, including underfloor heating powered by a heat pump and a photovoltaic system for optimal energy efficiency. A choice of finishes is available.

Villanuova sul Clisi is a quiet town located in the heart of Valtenesi, just a few kilometers from Lake Garda. Nestled in the green hills of Brescia, it offers an excellent quality of life, thanks to its combination of tranquility and proximity to all the area's main tourist attractions. The town is well connected to the lakeside towns, such as Saļ, just a 10-minute drive away, making Villanuova a strategic location for those seeking a peaceful setting yet with quick access to the beaches, marinas, and recreational activities of Lake Garda.

Coldwell Banker is a real estate network founded in San Francisco in 1906. For over a century, it has been a benchmark and guide for

the global market. A brand universally recognized and appreciated by the most discerning clients. Reliability, quality of service, and global reach are the cornerstones of our group. We operate in over 44 countries, with 3,000 branches and over 90,000 agents. Coldwell Banker Real Estate is located in Desenzano del Garda at Piazza Malvezzi 23, in the historic heart of the town, behind the small ancient harbor. Our agency is our calling card: welcoming and elegant, a meeting place for offers and requests for exclusive and sought-after properties.
Some media may have been generated and/or modified using artificial intelligence.

Certification

Energy Class: A4

Property Informations

Address: Via Manzoni	**Zip Code**: 25089
Bedrooms: 3	**Bathrooms**: 2
Rooms: 4	**State of Preservation**: Excellent
Level: Ground Floor	**Total Floor**: 2
Age Construction: 2025	**Current Status**: free upon deed
Terrace: Present, 45 sq.m	**Garden**: Private, 60 sq.m
Kitchen: Exposed Kitchen	

Features

Terrace: 15 □	Tv Antenna: Autonomous	Closet
Telephone System	Wiring: By Law	Sanitary Suspended
Shower	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	Municipal Offices	











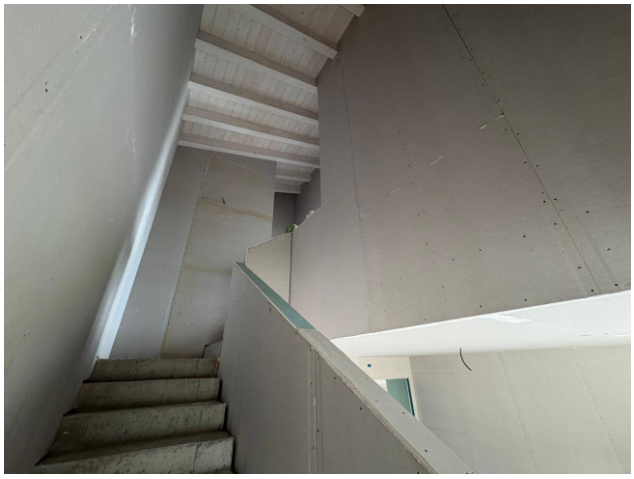






Realroi
Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
info@realroi.it - https://www.realroi.it/en
VAT 04174290983





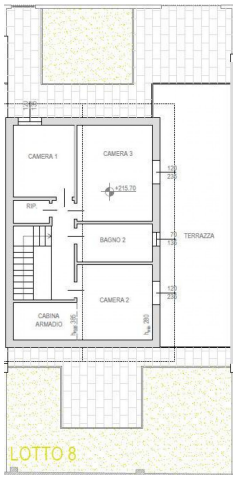


Realroi
Piazza Malvezzi 23 - Desenzano del Garda (BS) - Phone number (+39) 030 4191413
info@realroi.it - https://www.realroi.it/en
VAT 04174290983









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