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

Terraced villa for Sale in Villanuova sul Clisi

€ 420.000

Ref. CBI119-3190-800



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

Within a residential complex of just 9 modern villas, we offer for sale a newly built villa entirely on a single level, designed to ensure comfort, functionality, and quality living.
The entrance opens onto a bright, open-plan living area with a living room and open-plan kitchen. This spacious and welcoming space opens directly onto the porch and private garden, ideal for enjoying peaceful outdoor moments.
The sleeping area includes two double bedrooms, a single bedroom, and two bathrooms, offering ideal spaces for both families and those seeking an additional room for a study or hobby area.
The property is completed by a convenient double garage, which guarantees practicality and ample service spaces.
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.
INTERNAL IMAGES ARE PURELY INDICATIVE.
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 Salò, 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.

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**: 1
No Barriers: Yes	**Age Construction**: 2025
Current Status: free upon deed	**Garden**: Private, 78 sq.m
Kitchen: Exposed Kitchen	

Features

Porch: 20 □	Telephone System	Sanitary Suspended

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	











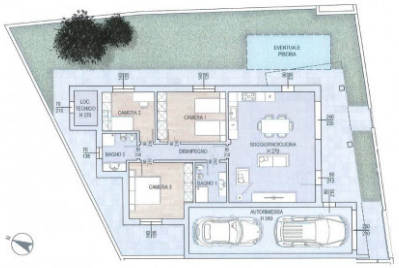






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SUPERFICIE UTILE DEI LOCALI

DESCRIZIONE LOCALE	
SOGGIORNO/CUCINA	38,81 mq
DISIMPEGNO	6,32 mq
BAGNO 1	5,10 mq
CAMERA 1	14,00 mq
CAMERA 2	9,83 mq
CAMERA 3	14,10 mq
BAGNO 2	4,97 mq
VANO TECNICO	5,30 mq
AUTORIMESSA	30,45 mq
PORTICO	20,73 mq
TOTALE	148,79 mq

SUPERFICI AREE ESTERNE

PAVIMENTAZIONE ESTERNA	58,77 mq
GIARDINO	77,79 mq
EVENTUALE PISCINA	11,80 mq

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