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

# Terraced villa for Sale in Villanuova sul Clisi

# € 440.000

## Ref. CBI119-3190-801




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

In an elegant residential complex comprising just nine modern villas, we offer for sale a newly built villa entirely on one level, designed to offer functional, bright, and comfortable spaces.
The home opens onto a spacious open-plan living area with a living room and open-plan kitchen, a welcoming and versatile space, perfect for everyday life and socializing.
The sleeping area comprises three bedrooms, two bathrooms, and a practical storage room, ideal for a walk-in closet or additional utility space. Outside, the porch and private garden surround the home, creating a pleasant space for year-round living and ensuring continuity between the interior and exterior spaces.
The property is completed by a large double garage, which ensures practicality and convenience in managing the 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

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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.

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## 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 | **Kitchen**: Exposed Kitchen |

## Features

| | | |
|---|---|---|
| Tv Antenna: Autonomous | Porch: 10 □ | Closet |
| 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 | |











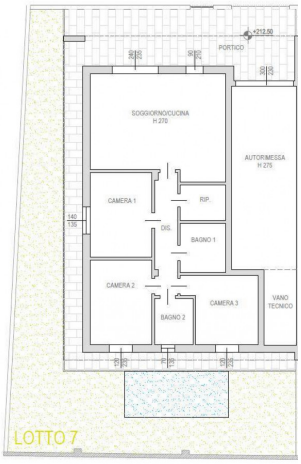






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