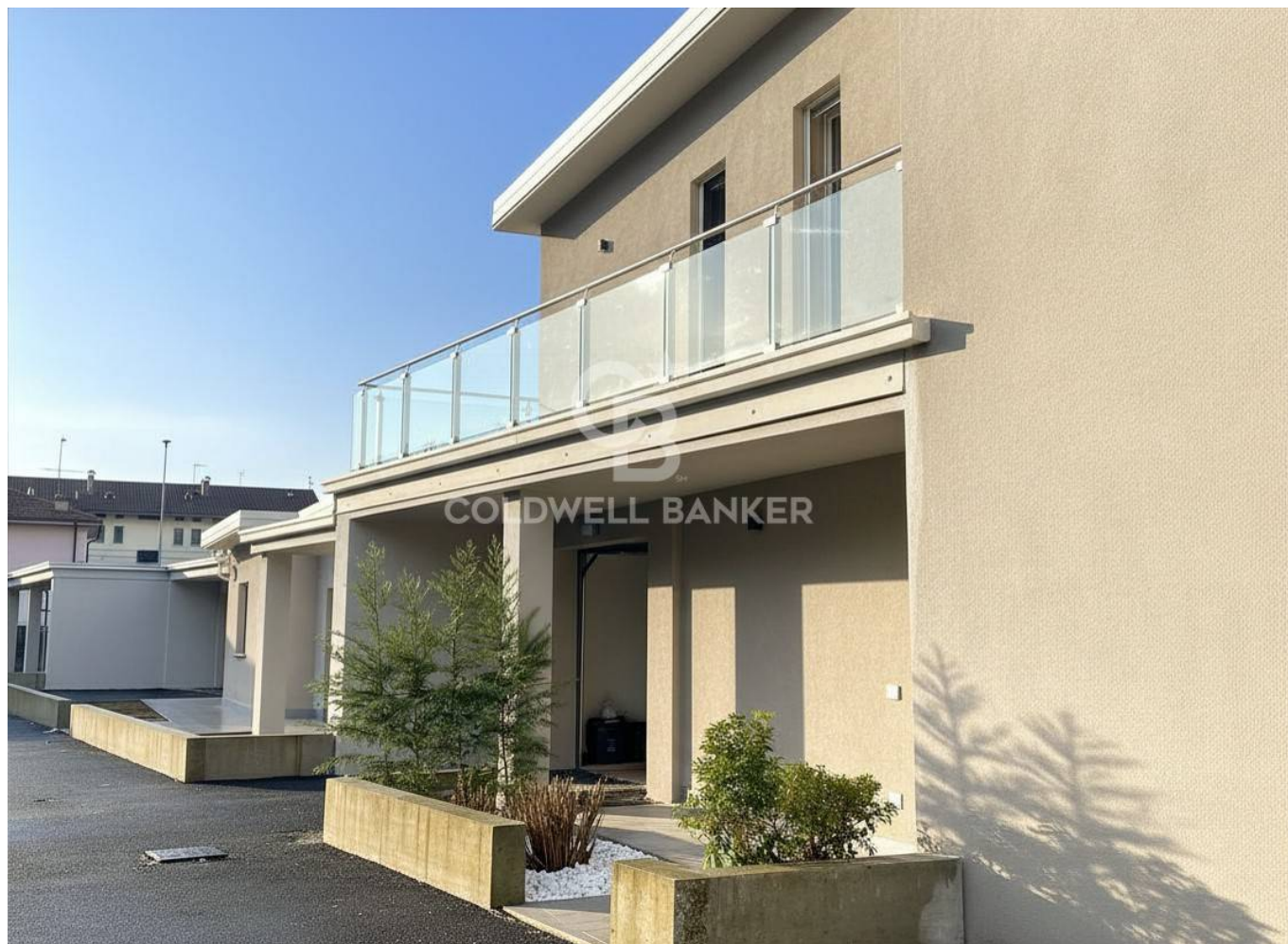


Semi-detached villa for Sale in Villanuova sul Clisi

€ 435.000

Ref. CBI119-3190-802



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

In an elegant residential complex comprising just 9 modern villas, we offer for sale a newly built villa spread entirely over 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 use as 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 also includes a large double garage, ensuring practicality and ease of use. The villa features technologically advanced systems, including underfloor heating powered by a heat pump and a photovoltaic system for optimal energy efficiency. Furthermore, it is pre-wired for the installation of a split-system air conditioning system and an alarm system for maximum security. Possibility of choosing the finishes.

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 Sal, 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

Kitchen: Exposed Kitchen

Box: Double, 17 sq.m

Features

Porch: 12 □

Closet

Sanitary Suspended

Shower

Shutters

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

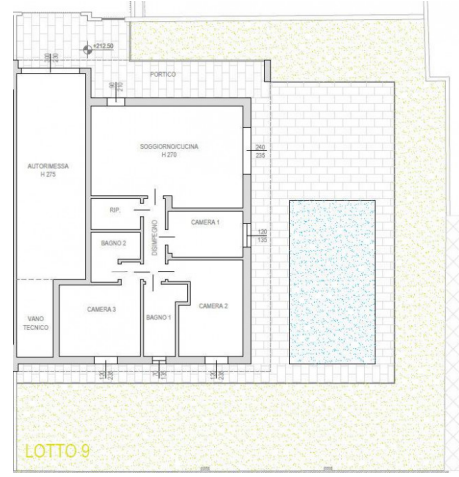
Shopping Centers

Municipal Offices



Realroi

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