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

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 9 modern villas, we offer for sale a newly built villa entirely on a single 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 consists of three bedrooms, two bathrooms, and a practical closet, ideal for use as a walk-in closet or as additional utility space.
Outside, the porch and private garden surround the house, creating a pleasant space to live in year-round 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 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: 12 □	Tv SAT: 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	Shopping Centers	Municipal Offices











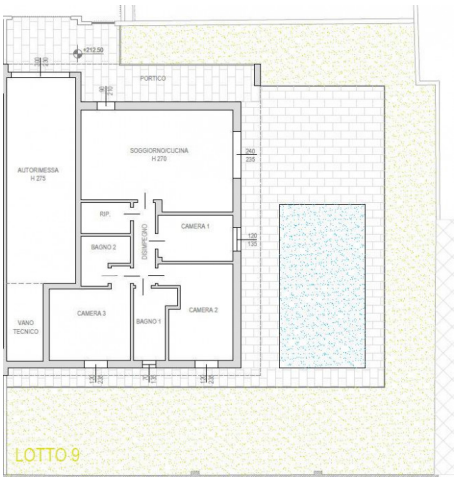






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