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

# Villa for Sale in Calvagese della Riviera
# Carzago
# € 1.300.000
## Ref. CBI119-1341-832



### 290 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8

In Calvagese della Riviera, in the Carzago area, we offer for sale a large detached villa under construction with 500 m2 of commercial space and a large private garden.

The villa is still under construction; once completed, it will be used as a residence. The ground floor features a laundry room, already completed and equipped with utilities, a staircase, and a storage room. The first floor comprises a living area, unfinished, with no dividing walls, measuring approximately 170 sq m, a porch, terraces, and a balcony of approximately 75 sq m. The second floor comprises a large, usable attic space, unfinished, measuring approximately 90 sq m.
On the ground floor, there's a 50 sq m garage, already completed and equipped with plumbing, flooring, and windows.
The property is surrounded by a large garden with three pedestrian and driveway entrances.

The commercial building, on a single ground floor, features excellent finishes and is perfectly maintained and ideal for multiple activities. Completely independent yet connected to the villa, it has a floor area of approximately 500 square meters and a height of 3 meters. It is divided into two large workshops, four offices, one of which is used as a reception area, three bathrooms with showers, one storage room, and a boiler room/technical room. The workshop and offices feature large windows overlooking the garden, offering excellent light and a pleasant comfort.

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This property enjoys a strategic location, just a short distance from Lake Garda and Brescia, convenient to the main roads to Milan and Venice, and close to all amenities, public offices, schools, and commercial activities. It also boasts numerous adjacent parking spaces and excellent privacy thanks to the surrounding greenery and the absence of adjacent neighbors. This property is undoubtedly an excellent investment and a unique opportunity to combine a prestigious residence with a prestigious business headquarters.

## Property Informations

| | |
|---|---|
| **Address**: VIA ENRICO FERMI, 1 | **Zip Code**: 25080 |
| **Bedrooms**: 3 | **Bathrooms**: 3 |
| **Rooms**: 8 | **Parking**: Uncovered Parking |
| **Age Construction**: 1998 | **Balconies**: Present |
| **Terrace**: Present | **Garden**: Private |

## Features

| | | |
|---|---|---|
| Terrace | Porch | Basement |
| Top floor | Land | |

## Nearby

| | | | |
|---|---|---|---|
| Gyms | Spa | Football Fields | Fitness Centers |
| Tennis Courts | Bike Lanes | Playgrounds | Public Transport |
| Kindergarten | Elementary Schools | Schools | Cafe |
| Post Offices | Shopping Centers | Municipal Offices | |


















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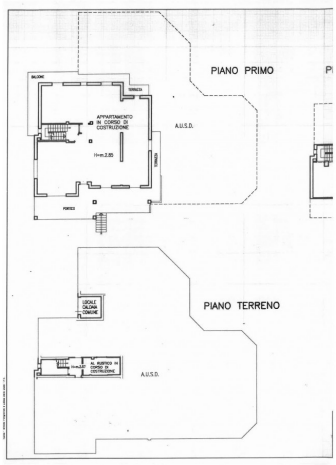


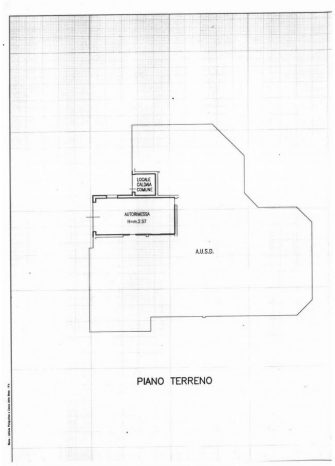


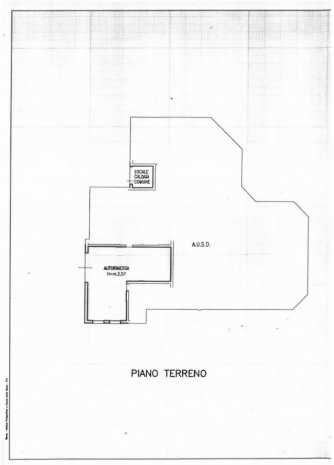




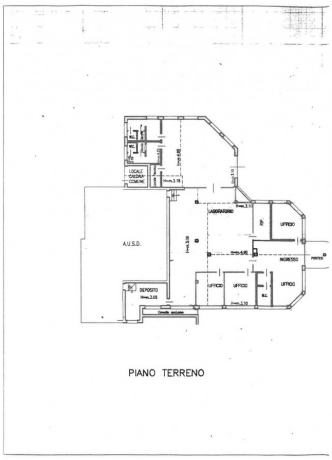





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