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

Villa for Sale in Manerba del Garda
Gardoncino
€ 850.000
Ref. CBI119-3190-836



160 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

Detached villa with pool and lake view in Manerba del Garda
In a quiet area of Manerba del Garda, surrounded by greenery and just minutes from the beaches, we offer for sale a detached villa located within a small residential complex, consisting of a few units and featuring a large communal swimming pool.
The villa is surrounded by a private garden and extends over three levels. The entrance is through a characteristic covered portico, embellished with large arches and overlooking the surrounding greenery and the lake. Large windows allow direct access from the portico to the living area, creating a pleasant continuity between the interior and exterior spaces. Inside, there is a bright living room with an open-plan kitchen, as well as a double bedroom and a bathroom.
Upstairs is the second bedroom, served by a private bathroom and with direct access to the panoramic terrace, which offers a pleasant view of the lake. The terrace is also connected to the ground floor by an external staircase leading directly to the garden, making the property's different levels easily accessible from the outside.
The basement offers a spacious room currently used as a generously sized third bedroom, as well as a bathroom and laundry room. A large double garage directly connected to the home completes the floor, making it particularly convenient for everyday use.
The images are renderings for illustrative purposes only and do not accurately represent the current state of the property.
For more information about the villa, including photographs, location, and additional details, please contact our agency directly.

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Manerba del Garda is a charming town located on the western shore of Lake Garda, known for its beautiful beaches and rich historical and natural heritage. The famous Romantica Beach is one of the largest and most popular on the lake, perfect for those who love relaxing by the water.
The Rocca di Manerba Natural Park, with its spectacular cliffs and panoramic trails, is a true paradise for nature lovers and hikers, offering breathtaking views of the lake and the surrounding vegetation.
Manerba is also a place rich in tradition and culture, with picturesque villages, traditional restaurants, and wineries where you can taste local products. Despite the village's tranquility, Manerba is well connected to the main towns on Lake Garda, offering the perfect combination of relaxation and convenience.

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: E

Property Informations

Zip Code: 25080	**Bedrooms**: 3
Bathrooms: 3	**Rooms**: 4
State of Preservation: Restored	**Level**: Ground Floor
Total Floor: 3	**Age Construction**: 2006
Current Status: free upon deed	**Building Costs**: € 160
Terrace: Present, 35 sq.m	**Garden**: Private, 300 sq.m
Sea Distance: 400 meter	**Kitchen**: Exposed Kitchen

Features

Tv Antenna: Autonomous	Closet	Cellar
Air-Conditioned	Parquet	Wiring: in accordance when created
Sanitary Suspended	Shower	Pool
Panoramic view	Land: 300 □	

Nearby

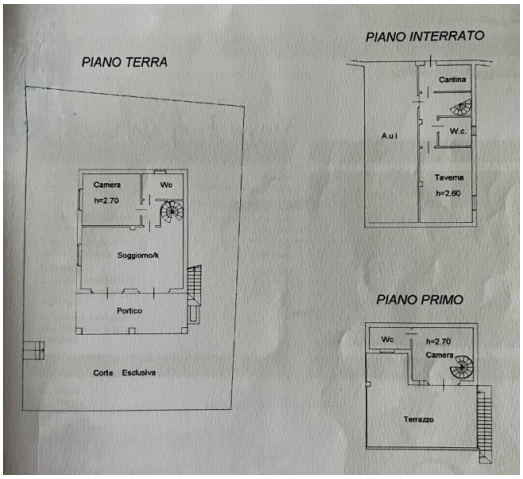
Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Public Transport
Kindergarten	Elementary Schools	Schools	Cafe
Post Offices	Shopping Centers	Municipal Offices	

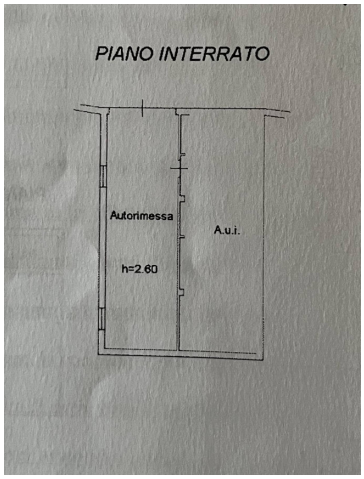












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