



Code: [V001760](#)

## NEW VILLA IN MODERN STYLE IN MANERBA DEL GARDA

Via Francesco d'Assisi Manerba del Garda BS Italia

**SALE**  
**919.000€**

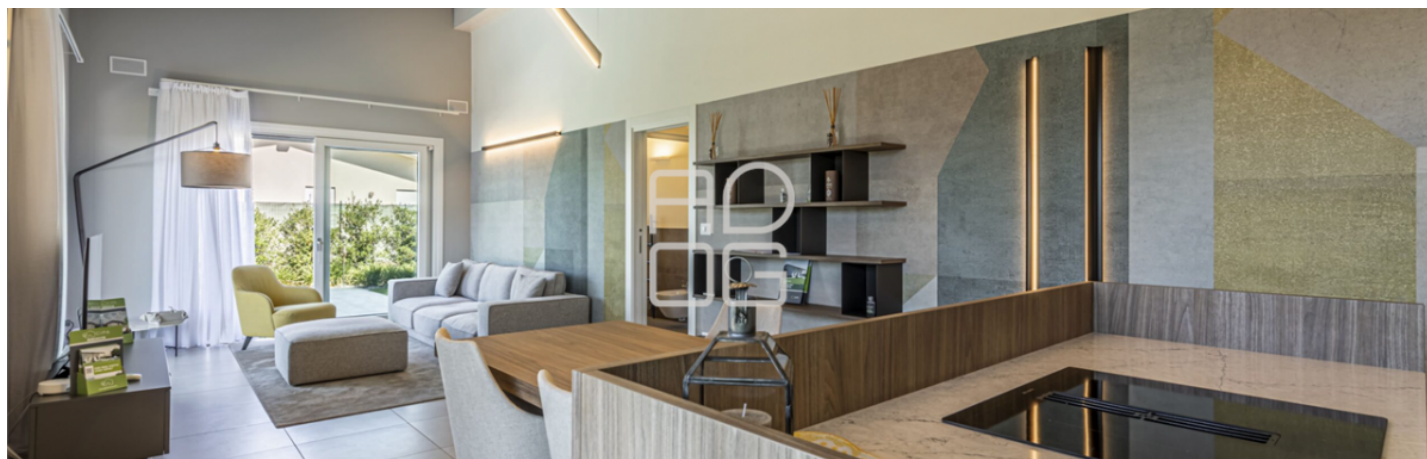
Beds	Bathrooms	Commercial	Garden
 3	 2	 130 mq	 787 mq

### DESCRIPTION:

In a quiet and green residential area of Manerba del Garda, just a few minutes from the centre and conveniently connected to the main roads, a splendid newly built detached villa is for sale, already completed in every detail and fully furnished with contemporary taste and high quality materials. Set in a modern subdivision consisting exclusively of detached villas, the property enjoys excellent sun exposure and guarantees privacy and comfort in an exclusive and well-kept context. The villa is developed entirely on one level, an ideal solution for maximum functionality and usability of spaces. It is equipped with technologically advanced systems, with Class A energy certification, underfloor heating, solar panels, motorised roller shutters, suspended sanitary fittings, and provision for an alarm system and air conditioning. Inside there is a bright open-plan living area with an open kitchen and large windows overlooking the private covered porch, perfect for outdoor dining and relaxing moments. The sleeping area includes three bedrooms, two windowed bathrooms and a double garage with direct access to the house. The outdoor area is fully landscaped and hosts a splendid private pool, already built and perfectly integrated with the surroundings. An immediately ready-to-live-in house, ideal both as a first home and as a prestigious holiday residence on Lake Garda. We remain available for further information and on-site visits.

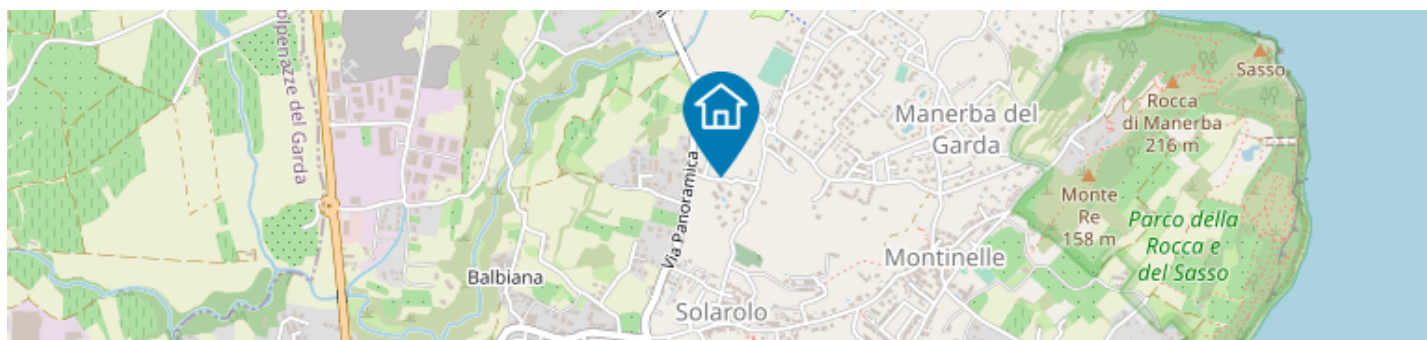
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Next Realization
<b>Grade:</b> Elegant	<b>Position:</b> Countryside	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> -	<b>Building Floors:</b> 1	<b>Internal Levels:</b> 1
<b>Garage:</b> 1	<b>Mq Garage:</b> 38	<b>Parking Space:</b> 2	<b>Terraces:</b> 1
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> 27
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Mosquito Nets
- ✓ Pedestrian Crossing
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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