

Code: [V002334](#)

## NEW SINGLE VILLA 50 METERS FROM THE BEACH IN MANERBA DEL GARDA

Via Mazzini Manerba del Garda BS Italia

**SALE**  
**1.750.000€**

| Beds   | Bathrooms   | Commercial   | Garden   |
|--|---|--|--|
|  4 |  3 |  106 mq |  700 mq |

### DESCRIPTION:

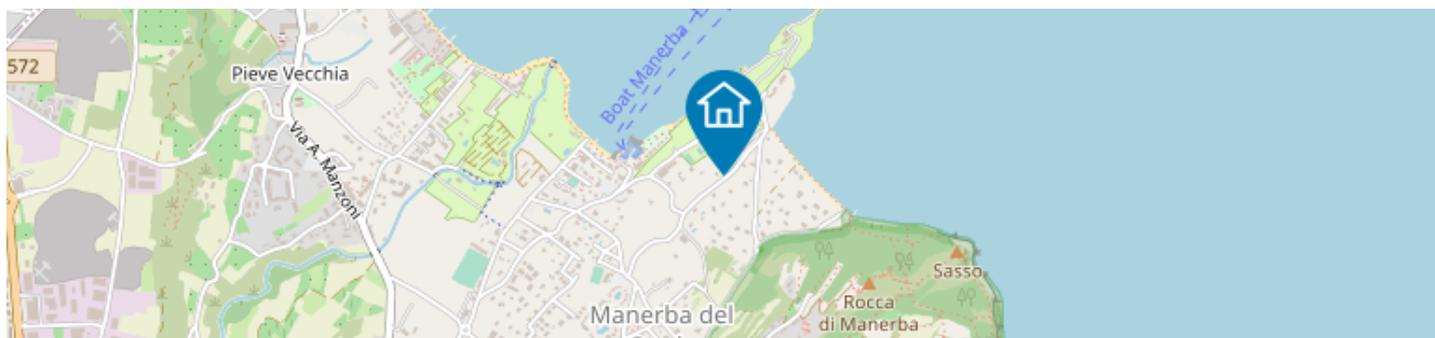
MANERBA DEL GARDA - Just 50 metres from the scenic Pisenze Beach, we are offering two newly built detached villas for sale. Villa: □ Plot: approximately 830 square metres; □ Ground floor: open-plan living area of approximately 50 square metres with open kitchen and access to the garden and swimming pool, three bedrooms and two bathrooms; □ Mezzanine: connected by internal staircase, fourth bedroom with bathroom, relaxation area, terrace offering glimpses of the lake. Accessories: □ 3 outdoor parking spaces and private swimming pool. We are available for further information or to arrange a viewing on request.

## ADDITIONAL INFORMATION

|  |  |                                 |                                  |
|--|--|---------------------------------|----------------------------------|
| <b>Energy Rating:</b> A4 <b>Minimum IPE:</b> - |  | <b>Heating:</b> Independent     | <b>State:</b> Under Construction |
| <b>Grade:</b> Elegant                          | <b>Position:</b> Lake                  | <b>View:</b> Lake View          | <b>Orientation:</b> -            |
| <b>Rooms / Locals:</b> 4                       | <b>Floor:</b> -                        | <b>Building Floors:</b> 2       | <b>Internal Levels:</b> 2        |
| <b>Garage:</b> -                               | <b>Mq Garage:</b> -                    | <b>Parking Space:</b> 3         | <b>Terraces:</b> 1               |
| <b>Mq Terraces:</b> 45                         | <b>Balconies Mq:</b> -                 | <b>Arcades:</b> 1               | <b>Mq Arcades:</b> 50            |
| <b>Garden:</b> Private                         | <b>Kitchen:</b> Small Separate Kitchen | <b>Furniture:</b> Not Furnished | <b>Annual Expenses:</b> -        |

## ACCESSORIES

- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Independent Entrance
- ✓ Pool



Discover more  
Point here your smartphone