



Code: [V001293](#)

NEW CLASS A4 VILLA AT LAKE GARDA IN PADENGHE SUL GARDA

Via Verdi Padenghe sul Garda BS Italia

SALE
899.000€

Beds	Bathrooms	Commercial	Garden
 3	 2	 110 mq	 494 mq

DESCRIPTION:

In one of the loveliest settings on Lake Garda, a modern and elegant single-villa is under construction, designed to offer maximum living comfort with attention to energy saving and building quality. The dwelling will be certified in energy class CasaClima A4, with state-of-the-art plant engineering and technological solutions. The villa is developed on two levels. On the ground floor there is a bright living area with an open kitchen, which opens directly onto the covered porch and the private outdoor area, where an exclusive pool will be built. The sleeping area includes a hallway, a bathroom with bathtub, two spacious bedrooms and a master bedroom with en-suite bathroom. An internal staircase leads to the basement, where there is a convenient double garage, a large multifunctional room adaptable to different needs, a laundry room and a further bathroom with shower. The property will be finished with high quality materials and equipped with the main technological predispositions, including an underfloor heating system, solar panels, motorised roller shutters, predisposition for an alarm system and air conditioning, as well as suspended sanitary fittings. This villa represents an ideal living solution for those seeking independence, comfort and an exclusive lifestyle just a few minutes from the lake shores. We remain at your disposal for further information and site visits.

ADDITIONAL INFORMATION

Energy Rating: A4	Minimum IPE: -	Heating: Independent	State: Next Realization
Grade: Elegant	Position: Center	View: Garden View	Orientation: -
Rooms / Locals: 5	Floor: -	Building Floors: 1	Internal Levels: 2
Garage: 1	Mq Garage: 40	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: 1	Mq Arcades: 27
Garden: Private	Kitchen: View Kitchen	Furniture: Not Furnished	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Flue
- ✓ Home Automation System
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Optic Fiber
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Safe
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom
- ✓ Video Surveillance



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