



Code: [V002776](#)

## ELEGANT MODERN DETACHED VILLA IN A GREEN AREA OF POZZOLENGO IN POZZOLENGO

Via Monzambano Pozzolengo BS Italia

**SALE**  
**650.000€**

|  |   |  |  |
|--|---|--|--|
| Beds   | Bathrooms   | Commercial   | Garden   |
|  3 |  2 |  120 mq |  616 mq |

### DESCRIPTION:

In a pleasant, green and private area just a few steps from the center of Pozzolengo, a new project is underway for the construction of a high-end detached villa, featuring a contemporary style and designed with particular attention to energy efficiency and living comfort. The villa, fully independent and developed on a single level, offers spacious, bright, and well-organized interiors. The entrance opens onto a generous living area with an open-plan kitchen, accompanied by a practical laundry room. The sleeping area includes a master bedroom with en-suite bathroom, a double bedroom, a single bedroom, and a second bathroom with shower. Each space is thoughtfully designed to ensure functionality, privacy, and quality of life. The property is completed by an above-ground garage with direct access to the house. This project stands out for its attention to construction details, the use of high-quality materials, and the possibility to customize the finishes, already available through the specification document on site. The listed price does not include the construction of the garden, the swimming pool, or the furnishings, all of which can be provided on request. We are available for further information.

## 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> Suburb      | <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> 32         | <b>Parking Space:</b> -       | <b>Terraces:</b> -             |
| <b>Mq Terraces:</b> -    | <b>Balconies Mq:</b> -       | <b>Arcades:</b> 1             | <b>Mq Arcades:</b> 27          |
| <b>Garden:</b> Private   | <b>Kitchen:</b> View Kitchen | <b>Furniture:</b> Possibility | <b>Annual Expenses:</b> -      |



## ACCESSORIES

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



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