



Code: [V002953](#)

## PRESTIGIOUS UNIT IN A SEMI-DETACHED VILLA WITHIN AN EXCLUSIVE SETTING IN PADENGHE SUL GARDA

Via Dante Alighieri 15 Padenghe sul Garda BS Italia

**SALE**  
**1.200.000€**

Beds	Bathrooms	Commercial	Garden
 3	 3	 153 mq	 1100 mq

### DESCRIPTION:

Located in the prestigious hillside area of Padenghe sul Garda, surrounded by greenery and tranquility, within an elegant and private residential setting, we offer an exclusive newly built property currently nearing completion, situated on the first and top floor of a semi-detached villa. The property stands out for its complete independence, with both private pedestrian and vehicular access, and is developed on a single spacious level, offering comfort and functional living spaces. A key feature is the large private garden of approximately 1,000 sqm, perfectly integrated with the home and complemented by multiple livable terraces surrounding the property, ideal for enjoying outdoor living in total privacy. Within the garden, covered parking spaces with pergola are planned, with the possibility (not included in the price) to build a private swimming pool. Internally, the property features a bright living area with large windows overlooking the greenery and offering a partial view of Lake Garda, a guest bathroom, a spacious technical/laundry room, hallway, three bedrooms including a master with en-suite bathroom, plus a third bathroom serving the other two bedrooms. The property is completed by a large double garage, suitable for two large vehicles. Built with great attention to the latest construction and plant technologies, the property achieves energy class A4. The unit is sold in its current state, with final interior finishes to be completed at the buyer's discretion, with the option to be supported through to completion. Ideal solution for those seeking independence, generous spaces and tranquility just minutes from the lake. Contact us for further information or to arrange a viewing.

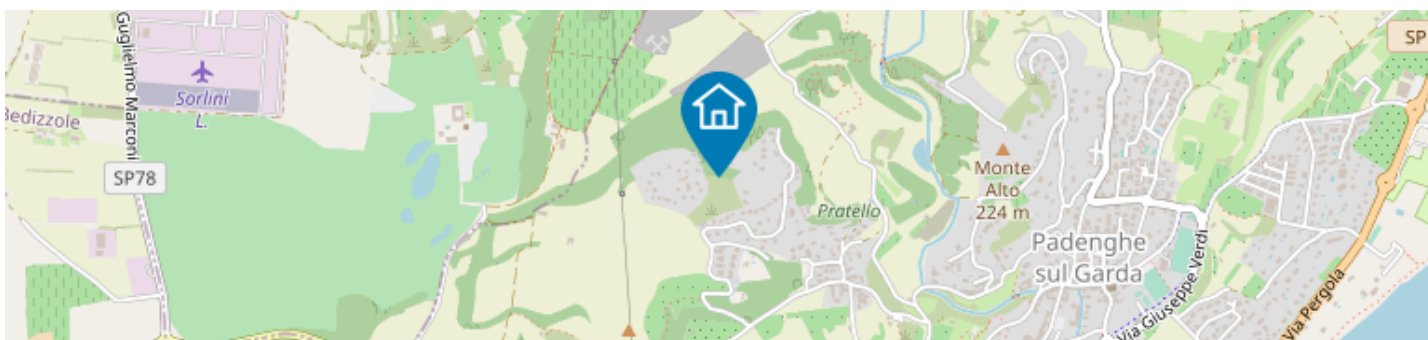
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> New
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<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> 2
<b>Garage:</b> 1	<b>Mq Garage:</b> 40	<b>Parking Space:</b> 2	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 19	<b>Balconies Mq:</b> -	<b>Arcades:</b> 2	<b>Mq Arcades:</b> 50
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

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



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