



Code: [V003047](#)

ELEGANT DETACHED VILLA WITH POOL JUST 200 METRES FROM THE LAKE IN MANERBA DEL GARDA

Via Gorizia 4 Manerba del Garda BS Italia

SALE
1.890.000€

Beds	Bathrooms	Commercial	Garden
 2	 2	 145 mq	 950 mq

DESCRIPTION:

Just 200 metres from the lake, in one of the most sought-after areas of Manerba del Garda, we offer this refined newly built detached villa, set in a private and green setting, within easy reach of the lake and the beaches. The property stands on a generous plot of approximately 950 sqm, enhanced by a beautiful private swimming pool and spacious outdoor areas designed to make the most of the warmer months. The large covered porch forms a natural extension of the living area, creating an elegant and welcoming space, ideal for outdoor dining, relaxing moments and pleasant evenings with family and friends. The interiors feature contemporary lines, abundant natural light and large glazed surfaces that connect the living spaces with the garden and swimming pool, creating a seamless flow between indoors and outdoors. The living area consists of a spacious open-plan lounge with kitchen, conceived as a modern and sociable space where natural light, well-balanced proportions and views over the greenery contribute to a harmonious and refined atmosphere. The sleeping area comprises two spacious double bedrooms and two bathrooms, with a functional and well-balanced layout designed to ensure comfort and privacy. Built to A4 energy efficiency standards, the villa combines high construction quality, energy efficiency and attention to living comfort. The property is completed by a double garage, two additional parking spaces and a dedicated shaft already prepared for the future installation of a lift. A further particularly attractive feature is the possibility of extending the property by approximately 50 sqm, corresponding to around 150 cubic metres, currently undergoing approval by the relevant Heritage Authority. The project provides for the possibility of creating two additional bedrooms, two bathrooms and a magnificent panoramic terrace, offering significant potential for further development of the property. The extension works are optional and the related construction costs are not included in the sale price. A contemporary and private residence where the interiors naturally connect with the garden and swimming pool, designed for enjoying Lake Garda in elegance and tranquillity, in a privileged location just a short distance from the beaches, the lake and the main amenities of Manerba.

ADDITIONAL INFORMATION

Energy Rating: A4	Minimum IPE: 47,46	Heating: Independent	State: Perfect Conditions
Grade: Elegant	Position: Lake	View: Lake View	Orientation: -
Rooms / Locals: 9	Floor: -	Building Floors: 1	Internal Levels: 2
Garage: 1	Mq Garage: 40	Parking Space: 2	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: 2	Mq Arcades: 40
Garden: Private	Kitchen: View Kitchen	Furniture: Furnished	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Automotive Passage
- ✓ Closet
- ✓ Data Network
- ✓ Disabled Bathroom
- ✓ Double Entry
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Home Automation System
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Lift
- ✓ Mosquito Nets
- ✓ Optic Fiber
- ✓ Outdoor Tables
- ✓ Photovoltaic System
- ✓ Pool
- ✓ Radio
- ✓ Safe
- ✓ Satellite System
- ✓ Security Door
- ✓ Solar Panels
- ✓ Theft Protection
- ✓ Video Intercom
- ✓ Video Surveillance



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