



Code: **V003088**

DETACHED VILLA WITH PRIVATE GARDEN IN A PEACEFUL SETTING IN POLPENAZZE IN POLPENAZZE DEL GARDA

Via Valtenesi Polpenazze del Garda BS Italia

SALE
735.000€

Beds	Bathrooms	Commercial	Garden
 3	 3	 174 mq	 400 mq

DESCRIPTION:

In Polpenazze del Garda, in a quiet and private setting within an elegant residential area accessed via a private cul-de-sac, we offer for sale a detached villa providing generous living spaces, excellent privacy and everyday convenience, with the town centre, schools and main services all within a few minutes' walk. The property is arranged over three levels. On the ground floor, the spacious and well-designed living area features a living and dining room and a separate eat-in kitchen. Both rooms open onto the covered porch and garden, creating a natural connection between the indoor and outdoor spaces. A guest bathroom completes this floor. Upstairs, the first floor is dedicated to the sleeping area and comprises three spacious bedrooms, one of which features a walk-in wardrobe. The master bedroom benefits from a private en-suite bathroom with a double Jacuzzi bathtub. A second bathroom and a large terrace overlooking the greenery complete this level. The basement provides additional functional spaces for everyday living, including a recreation room that can be used as a relaxation area, a separate laundry room and direct access to the garage, which can accommodate two cars as well as additional storage space. The private garden is beautifully maintained, landscaped and well sheltered. A built-in barbecue and a wooden garden shed for storing tools make it a practical and enjoyable outdoor space during the warmer months. The villa has been carefully maintained and is equipped with underfloor heating, external thermal insulation, a condensing boiler, air conditioning, a central vacuum system, mosquito screens on all windows and doors, automatic irrigation and heated towel rails in the bathrooms. A complete and independent home, ideal for a family looking for tranquillity, generous living spaces and complete privacy, just a few kilometres from Lake Garda. For further information or to arrange a viewing, please do not hesitate to contact us.

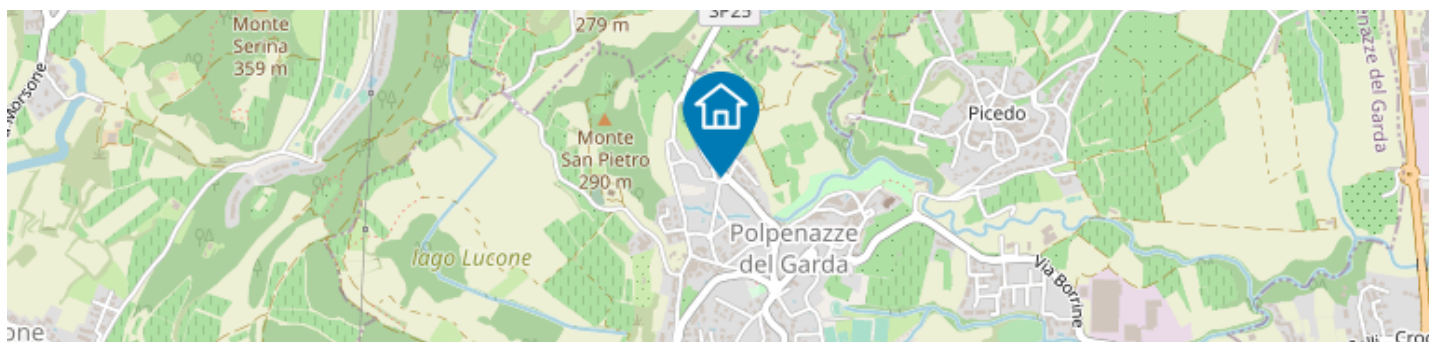
ADDITIONAL INFORMATION

Energy Rating: VA	Minimum IPE: -	Heating: Independent	State: Perfect Conditions
Grade: Elegant	Position: Hill	View: Open View	Orientation: -
Rooms / Locals: 5	Floor: -	Building Floors: 2	Internal Levels: 3
Garage: 1	Mq Garage: 55	Parking Space: -	Terraces: 1
Mq Terraces: 21	Balconies Mq: -	Arcades: 1	Mq Arcades: 11
Garden: Private	Kitchen: Eat-In Kitchen	Furniture: Possibility	Annual Expenses: -



ACCESSORIES

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



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