



Two-family villa for sale in Puegnago sul Garda Raffa

€ 480.000

Ref. CBI119-2025-179



162 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

In Raffa di Puegnago in a quiet residential area we offer a newly built semi-detached villa. The solution will be built on one level and will be separated from the other unit with the garage.

The villa stands on a plot of 530 m2 and consists of a living room with kitchenette, three bedrooms, two bathrooms, technical room, laundry room and double garage.

The house will be equipped with excellent and latest generation systems to pay attention to energy consumption, in fact the property is built in class A1 and will have installed a photovoltaic system, underfloor heating and cooling with heat pump. The specification finishes include ceramic floors, double glazed PVC windows and automated shutters. Outside the living area we find a large pergola. It is also possible to customize the finishes according to individual needs. For more information you can contact our offices.

Certification

Energy Class: A1

Realroi

Piazza Malvezzi 23 - Desenzano del Garda (BS) - (+39) 030 4191413
desenzano@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962



Features

Property ID: CBI119-2025-179	Contract: Sale
Categoria: Two-family villa	Address: VIA XX SETTEMBRE
Municipality: Puegnago sul Garda	Zona: Raffa
Total sqm: 162 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 4
Internal condition: Excellent	Floor: Ground Floor
Total floors: 1	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 2024
Terrace: Present, 34 sq.m.	Garden: Private, 530 sq.m.
Sea distance: 2.000 meter	Kitchen: Kitchenette
Garage: for two cars	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar : 4 □
Fastweb Coverage	Air-Conditioned
Wiring : By Law	Sanitary Suspended
Shower	Predisposition for Alarm
Shutters	Panoramic view
Land : 400 □	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Public Transport
Kindergarten	Elementary Schools
Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	

Rooms

Sala/Soggiorno : 30 sq.m.	Camera Matrimoniale : 18 sq.m.
Bagno : 5 sq.m.	Bagno : 5 sq.m.
Camera Matrimoniale : 16 sq.m.	Camera da letto : 11 sq.m.
Locale Caldaia : 4 sq.m.	Lavanderia : 4 sq.m.
Box : 37 sq.m.	



Realroi

Piazza Malvezzi 23 - Desenzano del Garda (BS) - (+39) 030 4191413
 desenzano@cbitaly.it - <https://www.coldwellbanker.it/en>
 VAT 04954530962

