



Villa for sale in Padenghe sul Garda

€ 1.350.000

Ref. CBI119-2025-188



350 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 6

Padenghe sul Garda, just 500 meters from the lake, in a residential area of villas only, we offer for sale a single villa on two floors plus basement.

The villa, elegant and well cared for, is furnished in a classic style and is in an excellent state of maintenance.

On the ground floor we find a living room, a bright eat-in kitchen with large windows that open onto the external porch and in the sleeping area a bedroom and two bathrooms. On the first floor, there is the master bedroom with a loggia overlooking the lake, a large bathroom and a third bedroom. In the basement there is a small apartment with bedroom, bathroom and tavern, technical room and a double garage of 40 m2. The villa, in addition to the excellent finishes, is equipped with underfloor heating and cooling with relative dehumidification system.

Externally it has large porches overlooking a large swimming pool, the 1,000 m2 garden is well planted and cared for.

Padenghe is a town on the Brescia side of Lake Garda with an ideal climate in every season and very easy to reach. It is immersed in the greenery of the morainic hills which, softly arranged in a crown, cover a large area. This land constitutes the production area of the most important DOC wine in the province of Brescia: Garda Classico, it belongs to Valtenesi, the agricultural area that extends south-west of Garda, between Padenghe and Salò.

Coldwell Banker is a real estate network founded in 1906 in San Francisco and has represented a point of reference and guide for the



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Certification

Energy Class: D

Features

Property ID: CBI119-2025-188	Contract: Sale
Categoria: Villa	Address: Via Santa Giulia
Zip Code: 25080	Municipality: Padenghe sul Garda
Total sqm: 350 sq.m.	Bedrooms: 4
Bathrooms: 4	Rooms: 6
Internal condition: Excellent	Floor: Multi-Storey
Total floors: 3	Independent heating: Heating
Parking space: Carport	Date of construction: 2004
Current Status: Available after the deed of sale	Balconies: Present, 7 sq.m.
Terrace: Present, 32 sq.m.	Garden: Private, 1.000 sq.m.
Sea distance: 1.500 meter	Kitchen: Regular Kitchen
Garage: for two cars, 30 sq.m.	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Air-Conditioned	Parquet
Telephone System	Wiring : By Law
Sanitary Suspended	Jacuzzi
Shower	Wooden Window Frames
Predisposition for Alarm	Safe-Deposit Box
Basement	Pool
Panoramic view	Land : 1000 □

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Public Transport



Kindergarten

Elementary Schools

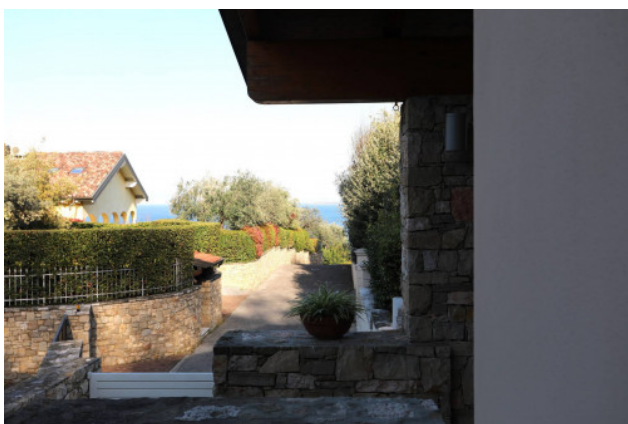
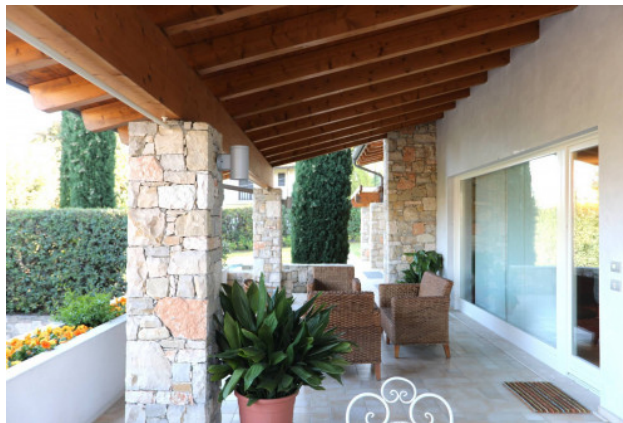
Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





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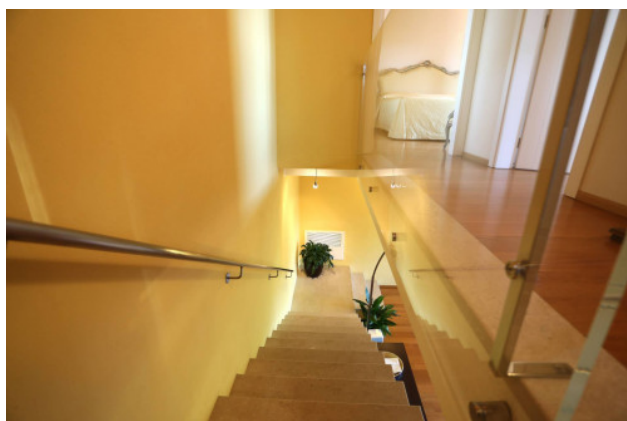
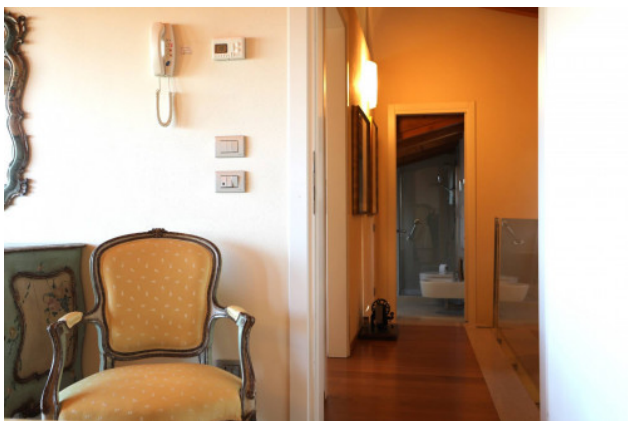
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 VAT 04954530962

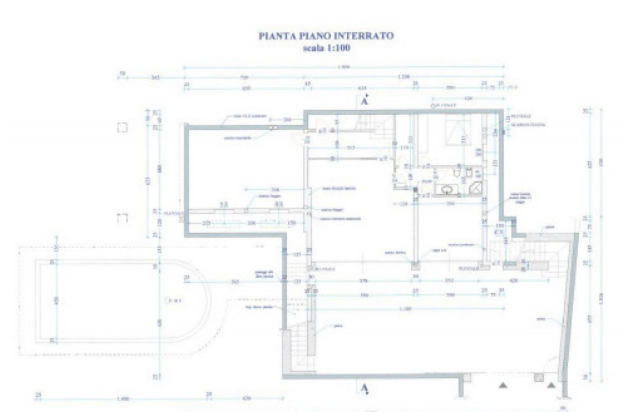




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