



COLDWELL BANKER

REALROI

Realroi

Piazza Malvezzi 23 - 25015 Desenzano del Garda (BS)

(+39) 030 4191413

Villa for sale in Moniga del Garda

€ 1.080.000

Ref. CBI119-2025-203



341 sq.m. | Bathrooms: 5 | Bedrooms: 6 | Rooms: 12

In Moniga del Garda, in a quiet and peaceful residential location about 700 meters from the town and about 800 meters from the beach, we offer an elegant single villa on a plot of over 1000 square meters, well planted and lighted. The classic-style villa is on two floors above ground plus a basement, is in excellent state of repair with fine finishes, such as fine marble and parquet in the sleeping area.

The villa consists of two kitchens, a large living room, 6 bedrooms, 5 bathrooms, one of which has a Jacuzzi. The main living room characterizes the house thanks to the Florentine terracotta, the wooden beams and the arches that divide the rooms between the dining area, fireplace area and TV area.

The tavern area has been transformed into a charming, completely independent 70 m2 apartment, which is currently being rented for the summer season with excellent results.

The 50m2 garage has direct access to the house.

Equipped with underfloor heating with recently installed condensing boiler, alarm system, air conditioning system with heat pump on the upper floor and four fireplaces in the house and two barbecues in the garden. Externally we find two large porches with exposed beams, an elegant illuminated gazebo and the swimming pool and terrace from which you can catch a glimpse of the lake.

Moniga del Garda, province of Brescia, positioned along the morainic hills that embrace Salò and Desenzano, directly overlooks the clear blue waters of Benaco. Moniga has a very particular center of the town, the oldest part of which develops on a hillock: an intricate maze of small streets and a dense network of alleys that speak of the medieval era of the city. Here you come across the so-

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called Pozzo, the historic heart of the town, so called because in ancient times, and actually until a few decades ago, there was a well from which many women drew water for their daily domestic needs. The more modern area of Moniga fades between the olive groves up to the lake, where you meet the characteristic tourist port.

Certification

Energy Class: E

Features

Property ID: CBI119-2025-203	Contract: Sale
Categoria: Villa	Address: Via Sandro Pertini
Zip Code: 25080	Municipality: Moniga del Garda
Total sqm: 341 sq.m.	Bedrooms: 6
Bathrooms: 5	Rooms: 12
Internal condition: Excellent	Floor: Multi-Storey
Total floors: 3	Independent heating: Heating
Date of construction: 2000	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present, 30 sq.m.
Garden: Private, 1.000 sq.m.	Sea distance: 2.000 meter
Kitchen: Regular Kitchen	Garage: for three cars, 50 sq.m.
Terrace	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	Cellar
Fireplace	Air-Conditioned
Parquet	Telephone System
Wiring : By Law	Jacuzzi
Shower	Wooden Window Frames
Predisposition for Alarm	Shutters
Sea View	Basement
Top floor	Pool
Land	

Nearby

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



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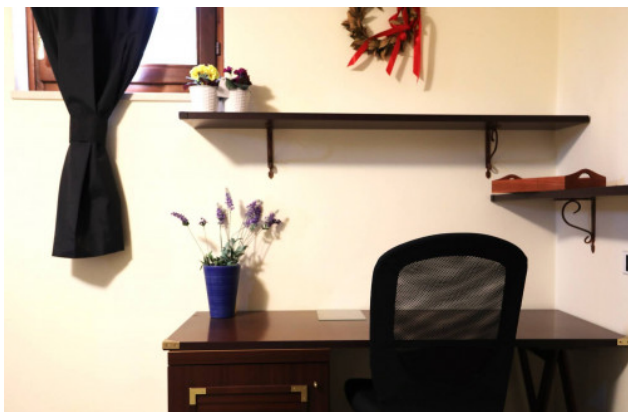
Post Offices

Shopping Centers

Municipal Offices

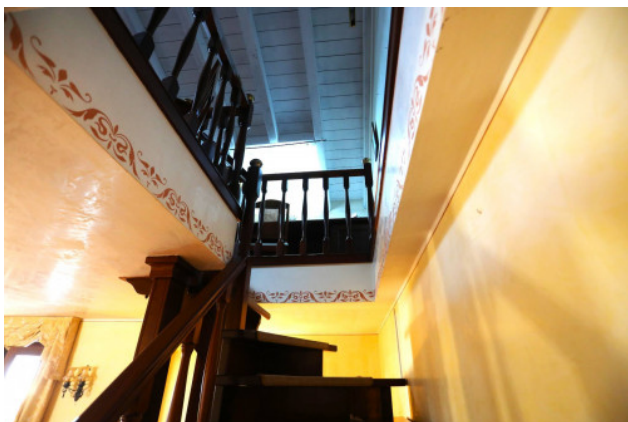
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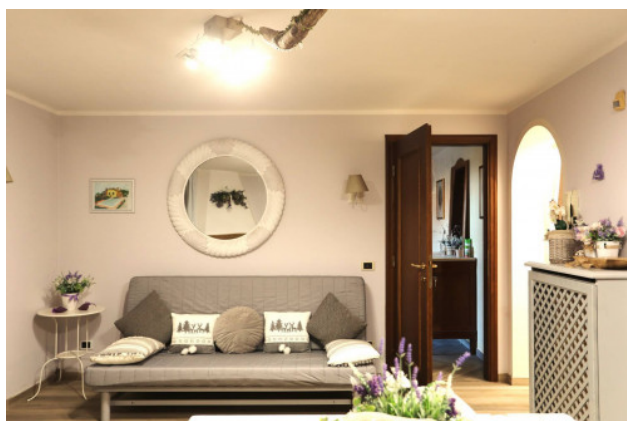
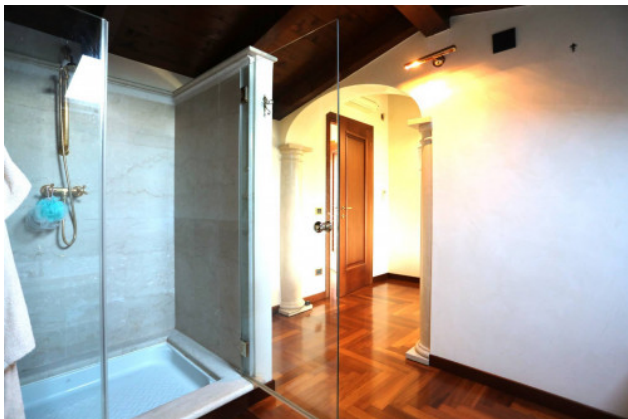
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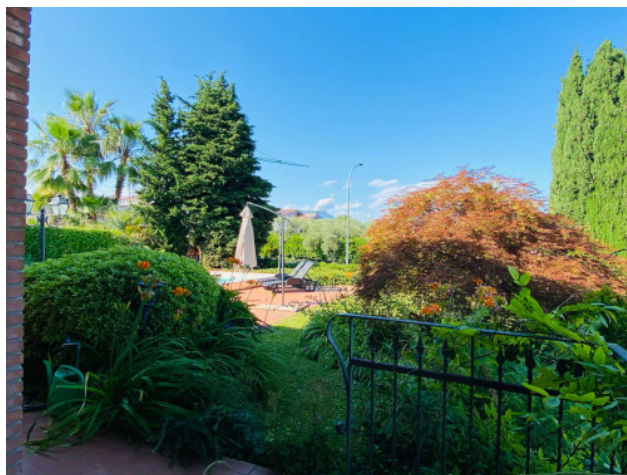
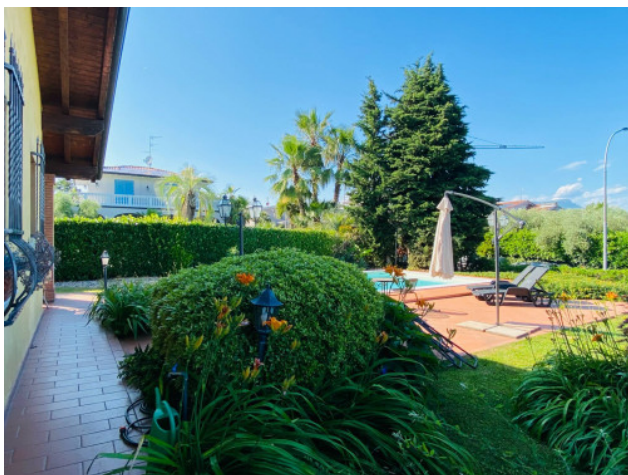
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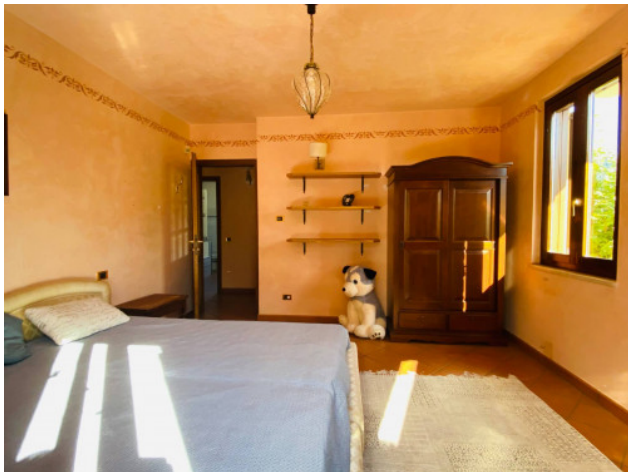
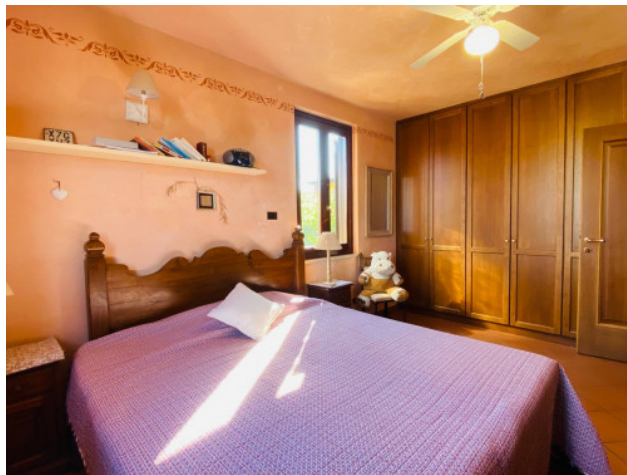
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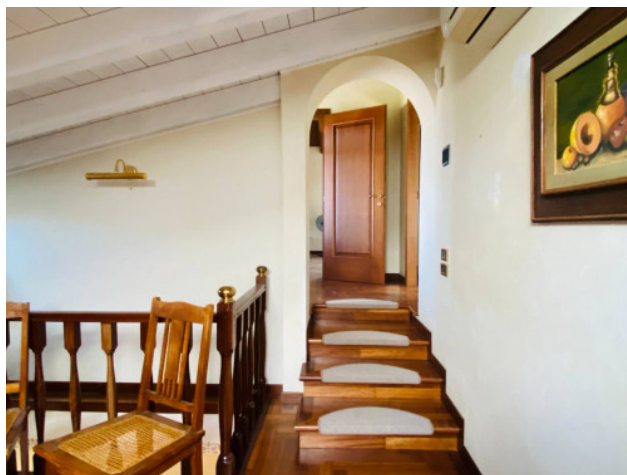
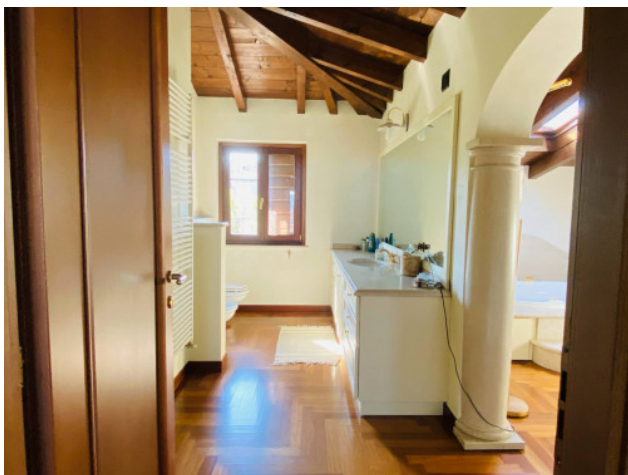
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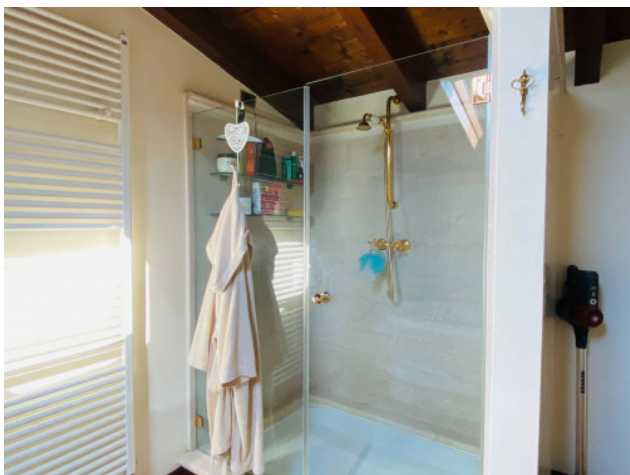
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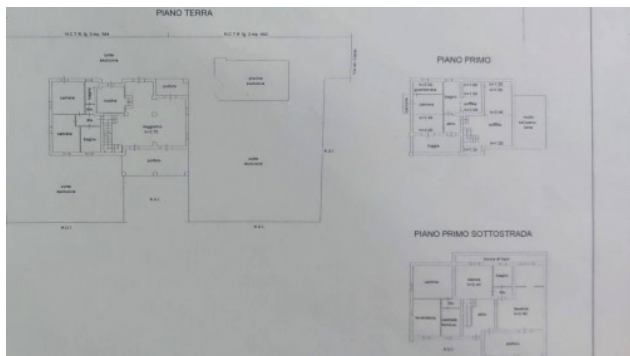
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