



COLDWELL BANKER

REALROI

Realroi

Piazza Malvezzi 23 - 25015 Desenzano del Garda (BS)

(+39) 030 4191413

Villa for sale in Castel Goffredo

€ 350.000

Ref. CBI119-1337-262



400 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

In the historical centre of Castel Goffredo, in the upper Mantuan area on the border with the province of Brescia, about 20 kilometres from Lake Garda, we offer an exclusive and important single villa in Art Nouveau style, of about 400 square metres distributed on 4 floors plus a garage/storage room of about 50 square metres and surrounded by a park of 1500 square metres.

The villa was completely renovated in the 1990s. The entrance is on the mezzanine floor, opening onto the hallway where there is the staircase leading to the upper floor and to the left the door leading to the important living room and the kitchen with fireplace and access to the portico slightly raised above the garden level. On the floor we also find a double service bathroom with laundry.

On the first floor we find the sleeping area with three large double bedrooms and two bathrooms, one of which has a beautiful balcony overlooking the garden.

In the basement we find a large tavern with fireplace as well as various rooms for central heating, cellar and further laundry.

Castel Goffredo is a municipality of 12,000 inhabitants, rich in history and art, famous for its festivals and food and wine specialities. It was a Gonzaga fief from 1400 to 1600, in the mid-fifteenth century Alessandro Gonzaga gave rise to the Marquisate of Castel Goffredo, and in 1511 the Marquis Aloisio Gonzaga started the cadet branch of the "Gonzaga di Castel Goffredo" and built the fortress of Castel Goffredo, a typical Renaissance urban layout that also included Castiglione delle Stiviere and Solferino.

Coldwell Banker is a real estate network founded in 1906 in San Francisco and for over a century has been a reference point and guide for the global market. A brand universally recognised and appreciated by the most demanding clients. Reliability, quality of service and globality are the cornerstones of our group. We are present in more than 44 countries, with 3,000 agencies and over

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90,000 agents. Coldwell Banker Realroi is in Desenzano del Garda in Piazza Malvezzi 23, in the historical heart of the Garda town, behind the small ancient port.

Our Agency is our business card, welcoming and elegant, a meeting place for offers and requests for exclusive and sought-after properties.

Certification

Energy Class: G

Features

Property ID: CBI119-1337-262	Contract: Sale
Categoria: Villa	Address: VIA CESARE BATTISTI, 4
Zip Code: 46042	Municipality: Castel Goffredo
Total sqm: 400 sq.m.	Bedrooms: 3
Bathrooms: 3	Rooms: 5
Internal condition: Good	Floor: Buildings
Total floors: 4	Independent heating: Heating
Parking space: Carport	Date of construction: 1900
Current Status: Available after the deed of sale	Balconies: Present, 11 sq.m.
Terrace: Present, 14 sq.m.	Garden: Private, 1.452 sq.m.
Kitchen: Exposed Kitchen	Garage: Shed, 50 sq.m.
Closet	ADSL Coverage
Fastweb Coverage	Fireplace
Air-Conditioned	Parquet
Wiring : in accordance when created	Shower
Wooden Window Frames	Shutters
Basement : 30 □	Top floor : 100 □
Land : 1500 □	

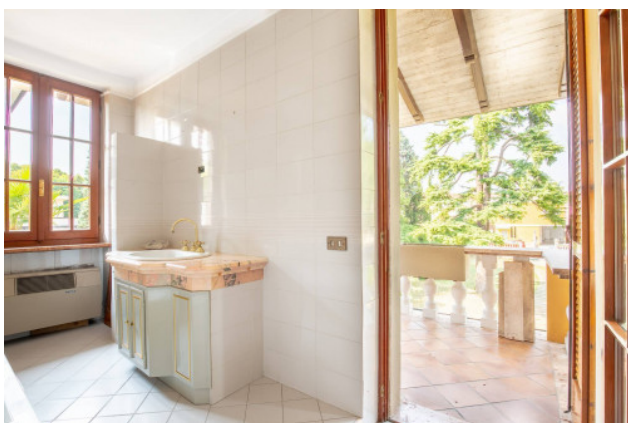
Nearby

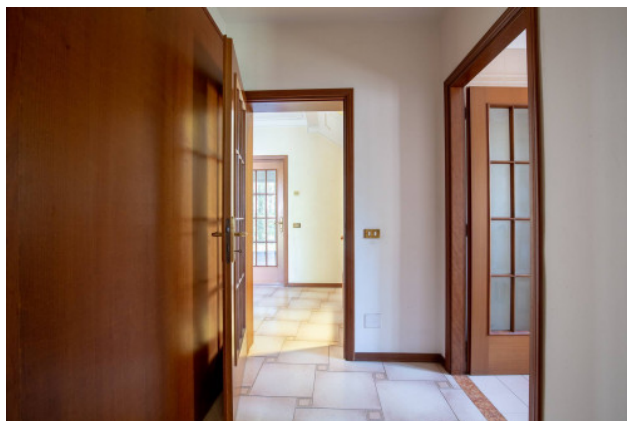
Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Public Transport
Kindergarten	Elementary Schools
Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	



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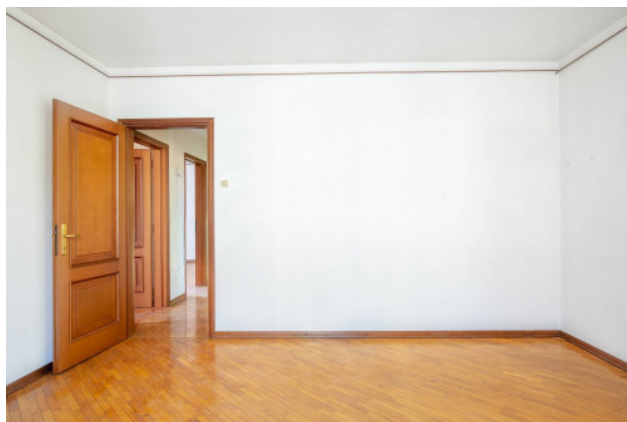


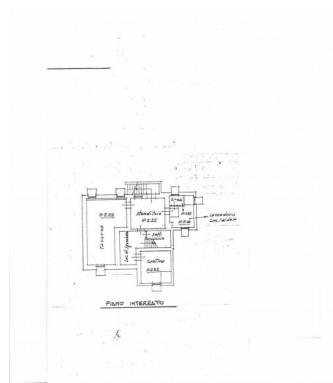


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