

Villa for sale in Ponti sul Mincio

€ 1.600.000

Ref. CBI119-1337-302



450 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 12

In Ponti sul Mincio, in an enchanting area of the first hinterland of Lake Garda, with the possibility of reaching the centre of Peschiera in just 5 minutes, we offer for sale an exclusive and elegant single villa with park and swimming pool with a fairytale view of the castle of Ponti.

The villa has recently been internally renovated and perfectly maintained, the materials used, the finishes and the installations make this property elegant and sought after. Built in such a way that it can be customised according to individual tastes, the villa offers generous dimensions, a rare aspect in new constructions. It is divided over two above-ground floors plus the basement for a total floor area of about 380 square metres, surrounded by a park of about 2000 square metres that hosts a large swimming pool with a marvellous panoramic view of the castle of Ponti.

The entrance on the mezzanine floor opens onto a hallway that serves as access to the large and bright living area, the kitchen is separate and habitable, in the sleeping area there are two double bedrooms, a study and two bathrooms. On the upper floor there is a master bedroom, a bathroom and a beautiful terrace. In the basement the garage accommodates at least three cars, then we find a tavern, a bathroom, the laundry room and several technical rooms. The villa is sold partially furnished. For privacy reasons, the address is purely indicative of the area in which the property is located.

Ponti sul Mincio is the smallest town in the Moreniche Hills but its geographical location makes it one of the most attractive places in the entire area from a naturalistic point of view. It is, in fact, the nearest Mantuan village to Lake Garda, from which it is only 4 km



away. The most interesting aspects of the town are undoubtedly its history, nature and food and wine. Among the marvels of this town are the Scaligero castle, built to defend and observe Lake Garda, and the cycle and pedestrian paths that run along the Mincio River as far as Mantua.

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.

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Certification

Energy Class: F

EPglnr: 273.42 kwh/□

Features

Property ID: CBI119-1337-302	Contract: Sale
Categoria: Villa	Address: via XXV Aprile, 1
Zip Code: 46040	Municipality: Ponti sul Mincio
Total sqm: 450 sq.m.	Bedrooms: 4
Bathrooms: 3	Rooms: 12
Internal condition: Excellent	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Date of construction: 1990	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present, 50 sq.m.
Garden: Private, 2.000 sq.m.	Sea distance: 3.600 meter
Kitchen: Present	Garage: for two cars, 70 sq.m.
Terrace : 22 □	Tv Antenna : Autonomous
Porch : 20 □	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Fireplace
Air-Conditioned	Parquet
Telephone System	Wiring : By Law
Sanitary Suspended	Shower
Wooden Window Frames	Predisposition for Alarm
Shutters	Basement : 67 □
Top floor : 62 □	Pool
Land : 2300 □	

Nearby

Gyms	Spa
Football Fields	Fitness Centers

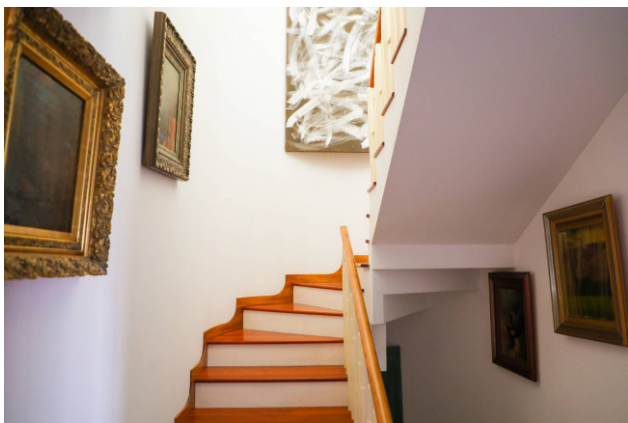
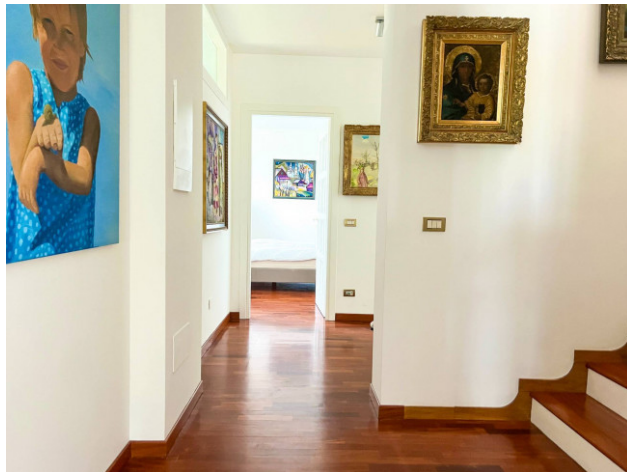
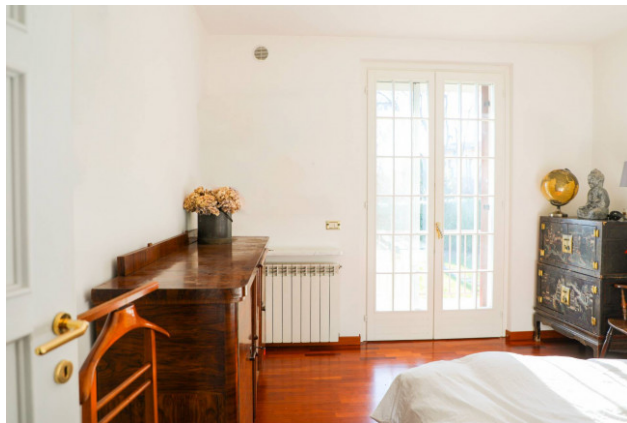


Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	

Rooms

Lavanderia : 13 sq.m.	Studio : 11 sq.m.
Camera Matrimoniale : 19 sq.m.	Camera Familiare : 58 sq.m.
Camera Matrimoniale : 16 sq.m.	Cucina : 17 sq.m.
Bagno : 11 sq.m.	Bagno
Bagno : 5 sq.m.	Box : 80 sq.m.
Locale Caldaia : 8 sq.m.	





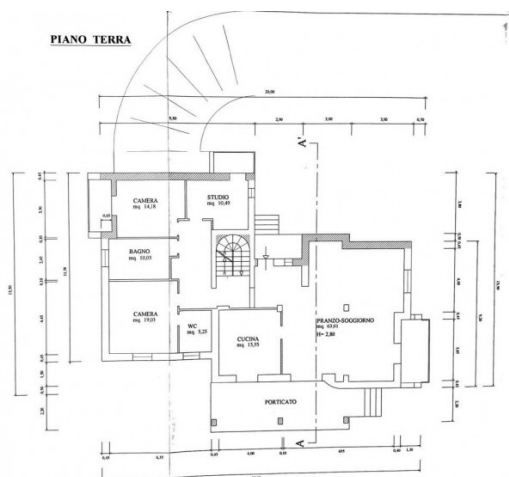
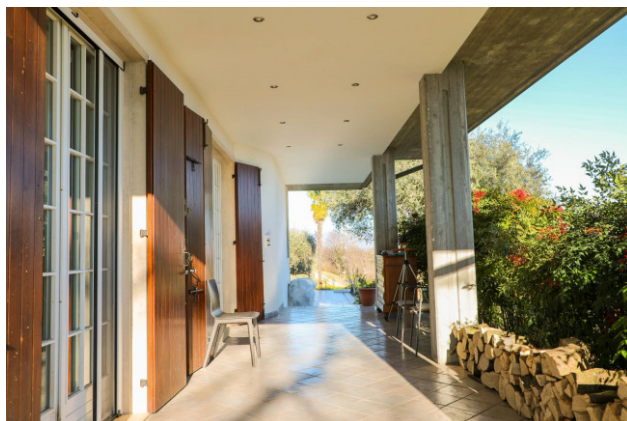
Realroi

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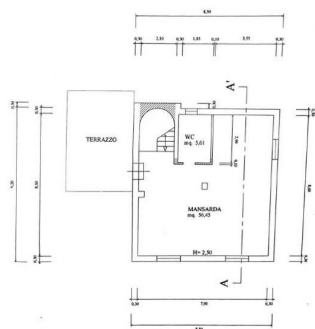


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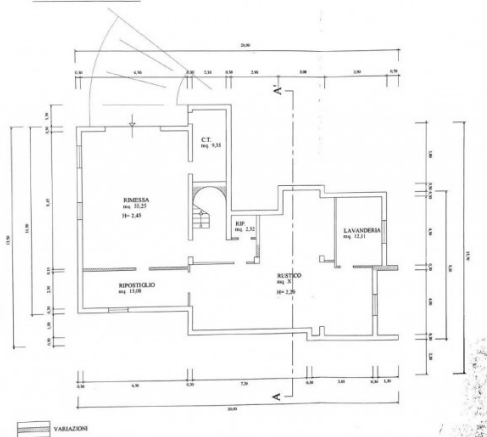


PIANO MANSARDA

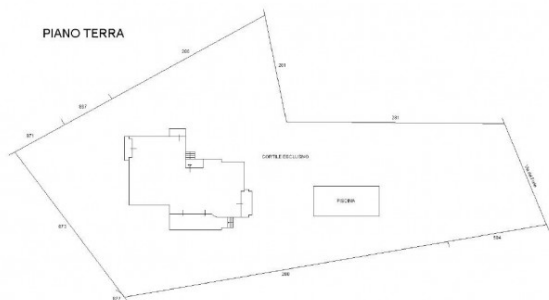


PIANO INTERRATO

STATO DI FATTO



PIANO TERRA



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