



COLDWELL BANKER

REALROI

Realroi

Piazza Malvezzi 23 - 25015 Desenzano del Garda (BS)

(+39) 030 4191413

Villa for sale in Castiglione delle Stiviere

€ 1.250.000

Ref. CBI119-1337-6



670 sq.m. | Bathrooms: 6 | Bedrooms: 5 | Rooms: 10

In the hinterland of Lake Garda, just a few km from Desenzano and the shores of the lake, we find this elegant villa of important dimensions, with a garden of about 2.000 square meters offering maximum privacy and a large swimming pool recently renovated.

The villa is on two levels. On the ground floor there is an important entrance hall from which you can access the staircase leading to the upper floor and a corridor leading to the large and livable kitchen, the dining room and the double living room. The ground floor is completed by a bathroom, a pantry, a large laundry room and a garage.

The upper level is accessed by a staircase leading to the sleeping area where there are four double bedrooms and two bathrooms. Also on the floor is the master area of about 80 sqm, consisting of double bedroom, walk-in wardrobe and bathroom/spa area. The villa has refined finishes and custom-made furniture.

The area is particularly desirable for its proximity to Lake Garda, to the roads (railway, motorway, airports) and especially for being an area rich in sports and nature attractions. Within a radius of only 20 km there are 3 important golf courses, wine-growing areas with important productions of prestigious wines exported all over the world. We are also in the centre of Northern Italy from where you can easily reach many airports, such as Verona, Bergamo and Milan.

Castiglione delle Stiviere is a small town of about 30 thousand inhabitants located on the morainic hills, famous historical summer residence of the Gonzaga family. There is a lot of historical evidence of the long stay of the patron saint San Luigi Gonzaga. These places are also the birthplace of the International Red Cross. It was here that Henry Dunant began his journey to assist the wounded

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in wars regardless of nationality and on his return to Geneva he decided to write a book about the battle of Solferino and the humanitarian aid provided by the inhabitants of this town. Today, it is possible to relive this piece of history by visiting the important International Red Cross Museum : <http://www.micr.it/>

In addition, these places are of great interest due to their proximity to prestigious golf courses and countless stables and riding stables, as well as the area's excellent food and wine.

Certification

Energy Class: G

Features

Property ID: CBI119-1337-6	Contract: Sale
Categoria: Villa	Address: via Sinigaglia
Zip Code: 46043	Municipality: Castiglione delle Stiviere
Total sqm: 670 sq.m.	Bedrooms: 5
Bathrooms: 6	Rooms: 10
Internal condition: Excellent	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 2000
Current Status: Available after the deed of sale	Balconies: Present, 20 sq.m.
Garden: Private, 2.000 sq.m.	Sea distance: 12.000 meter
Kitchen: Regular Kitchen	Garage: for three cars, 40 sq.m.
Tv Antenna : Autonomous	Porch : 110 □
Tv SAT : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Fireplace	Air-Conditioned
Parquet	Telephone System
Wiring : By Law	Jacuzzi
Shower	Wooden Window Frames
Predisposition for Alarm	Safe-Deposit Box
Shutters	Pool
Land : 2000 □	

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

Ingresso : 17 sq.m.

Sala da pranzo : 21 sq.m.

Salone Doppio : 70 sq.m.

Lavanderia : 34 sq.m.

Camera Matrimoniale : 24 sq.m.

Camera Matrimoniale : 18 sq.m.

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Camera Matrimoniale : 18 sq.m.

Camera Matrimoniale : 29 sq.m.

Armadio/Guardaroba : 20 sq.m.

Bagno : 32 sq.m.

Bagno : 15 sq.m.

Bagno : 4 sq.m.

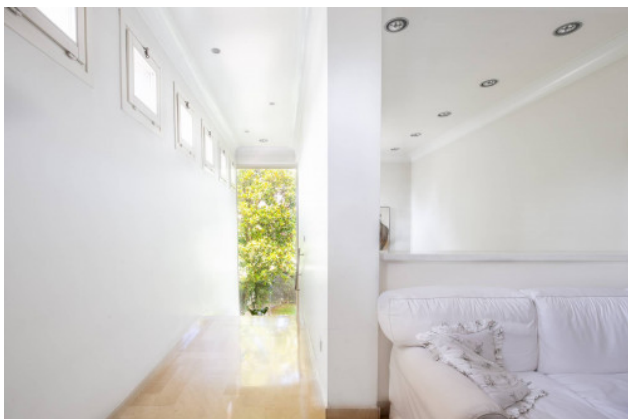
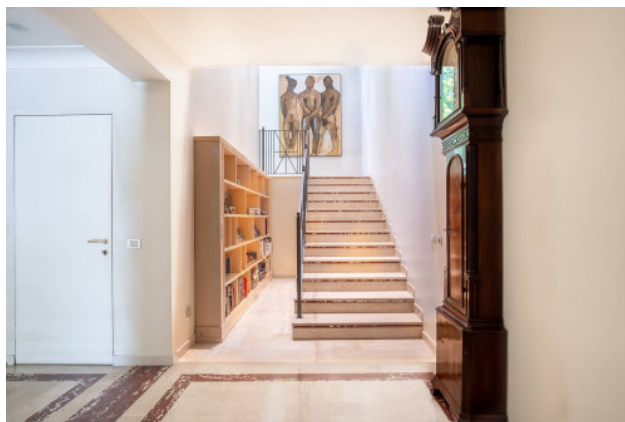
Corridoio : 45 sq.m.

Armadio/Guardaroba : 12 sq.m.



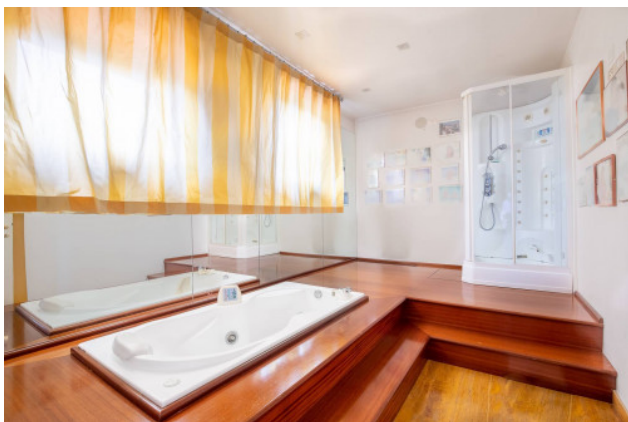
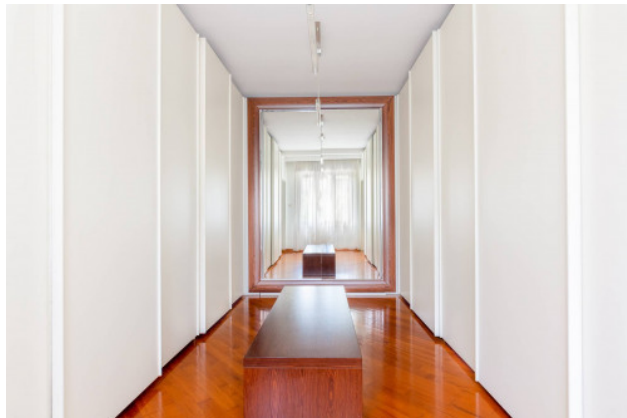
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