

Villa
€ 1.590.000
Ref. 33091031-42



292 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 4

MONIGA DEL GARDA - DETACHED VILLA WITH POOL AND LAKE VIEW

Ref: LB-031-42

VILLA ACACIA - LOT D

In Moniga del Garda, in an exclusive and elegant setting just a few meters from the lake, eight detached villas will be built with direct access to the beaches via a road and a shared area. Each villa will have its own lockable storage area for sunbeds and other equipment. The solutions will be built according to the CasaClima Nature A standard.

For heating the rooms, the installation of a radiant floor panel system is planned.

Each villa will be equipped with a cooling system, with a dedicated heat pump and diffusers distributed throughout the various main rooms.

Photovoltaic panels will be installed on the roof of each individual villa to support the heat pump.

A detached villa will be built on a plot of approximately 670 m² with a large garden of approximately 383 m² and a private swimming pool.

The villa is spread over two floors and has a total gross surface area of approximately 191 m² (Net surface area of 150 m²).

The property comprises a large living room with dining area and kitchen. A sliding door leads directly to the approximately 37 m² porch. On the first floor we find three bedrooms, three bathrooms and a large terrace of approximately 35 m².

This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Moniga is certainly one of the main food and wine destinations in the Brescia area of Lake Garda. Moniga del Garda is located in the heart of Valtenesi, renowned for its excellent cuisine and Chiaretto wine, a typical rosé wine that has promoted Moniga del Garda as the City of Chiaretto. Moniga borders Manerba del Garda, a town in Valtenesi worth visiting for its extraordinary fortress overlooking the lake, and Soiano, which offers the most beautiful golf course in Italy. Also worth a visit is Padenghe, whose castle, very similar to Moniga's, stands tall from the summit, although it is less well preserved than Moniga's. However, it offers a view of the gulf that encompasses a large stretch of the lake.

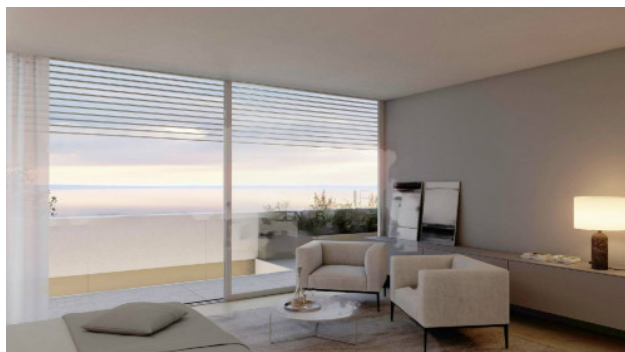
Certification

Energy Class: A1

Property details

Address: Via San Sivino	Zip Code: 25080
Bedrooms: 3	Bathrooms: 4
Rooms: 4	State of Preservation: Excellent
Level: Ground Floor	Total Floor: 2
Indipendent heating: Indipendent	Year built: 2024
Terrace: Present, 35 sq.m.	Garden: Private, 383 sq.m.
Sea Distance: 200 meter	Kitchen: Open kitchen





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