Edilfin srl
via Giorgio Strehler 19 - 25080 Manerba del Garda
Phone number 0365551761

Villa
Venga-Bertani San Pietro
€ 1.300.000
Ref. 33091035-204

300 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 6

Ref: EB-035-204
New detached A4 villas with private pools in the Desenzano del Garda countryside.

Close to the city, convenient to all amenities and the motorway exit on the outskirts of Desenzano del Garda, a resort of approximately 37,000 square meters is perched on a green hill in a protected area with video surveillance. The area is known as "Little Tuscany" because the endless vineyards that rise and fall from the surrounding hills and the tranquility of the location are reminiscent of the Tuscan atmosphere.

Lots of varying sizes are available, with a variety of designs to choose from (single-story, two-story, modern with a flat roof, or classic with a traditional roof). The attached photos show some examples of villas already built and inhabited at the Resort.

The house exceeds the "nearly zero energy" standard, producing more energy than it consumes, guaranteeing living comfort and long-term value.

The only shared areas will be the entrance gate, the internal access roads to the villas, and the outdoor lighting; each home will be fenced and have a private garden and pool.

The villas can be designed both externally and internally, customizing them according to the client's tastes and needs. A professional will assist you in perfecting the project.
High quality standards of construction and finishes.
The solutions adopted for the home's systems (underfloor heating, ducted cooling, and photovoltaic panels) are decidedly designed with energy savings and superior living comfort in mind.

The villas are delivered turnkey, complete with landscaped gardens with automatic irrigation, an alarm system, and a swimming pool with a shower.
Production time 1 year.

DESENZANO DEL GARDA

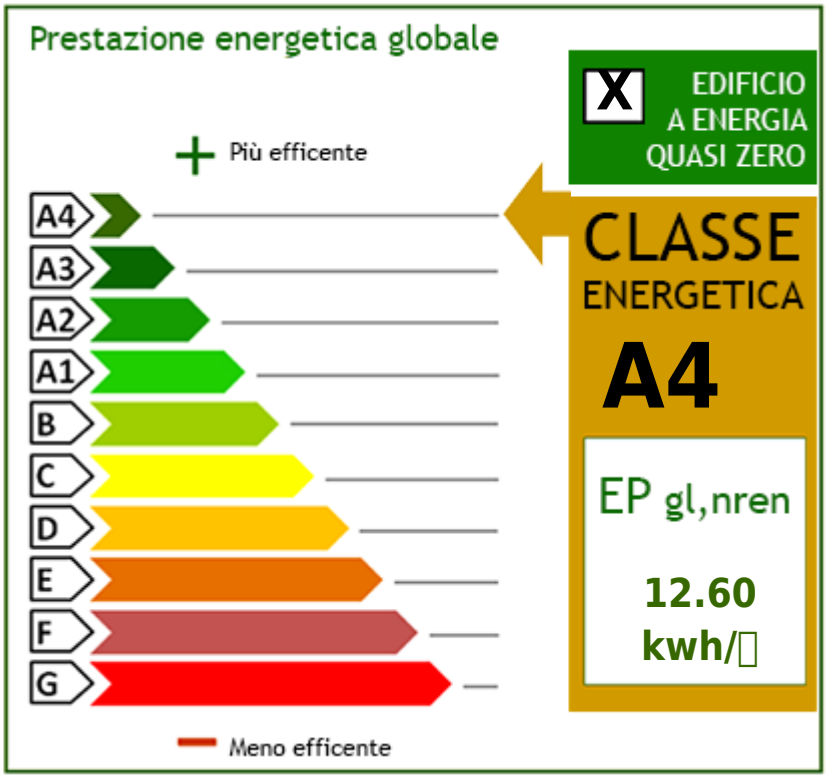
On the southern shores of Lake Garda, fan-shaped along the first ring of the morainic amphitheater, Desenzano is a charming town and pleasant seaside resort. An excellent starting point for day trips and excursions, Desenzano boasts an artistic, historical, and archaeological heritage dating back to Roman times.

In recent decades, Desenzano has also become the most renowned town on Lake Garda for its lively atmosphere and entertainment options, thanks to a wide and varied selection of restaurants, bars, discos, and nightclubs. The town also offers the opportunity to practice all water sports (especially windsurfing, sailing, and scuba diving), and there are horseback riding stables, tennis courts, and golf courses. Desenzano is a tourist destination for everyone: from families with children to couples on a romantic getaway, from young people to seniors.

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

Property details

Address: Via san pietro
Bedrooms: 4
Bathrooms: 4
Rooms: 6
State of Preservation: Excellent
Level: On two-levels
Total Floor: 2
Indipendent heating: Indipendent
Parking: Carport
Lift: Yes
Suitable for Students: Yes
No Barriers: Yes
Year built: 2025
Building Costs: € 50
Balconies: Present
Terrace: Present, 60 sq.m.
Garden: Private, 1.400 sq.m.
Sea Distance: 2.000 meter
Kitchen: Open kitchen
Box: Triple
Pets Allowed: Yes


Prestazione energetica globale
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
Meno efficente
X
EDIFICIO A ENERGIA QUASI ZERO
CLASSE ENERGETICA
A4
EP gl,nren
12.60 kwh/

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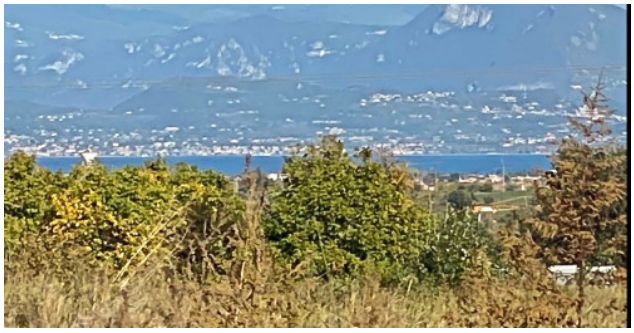

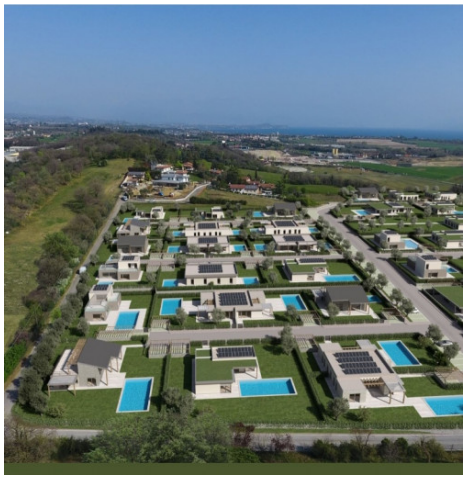

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