

**Villa
San Quirico
€ 450.000
Ref. 33091025-134**



180 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

Ref: MD-025-134

Modern detached villa soon to be built in the San Quirico area of Muscoline.

Last villa for sale in a development of six detached villas.

The property is on two levels, the ground floor comprising a living room with an open-plan kitchen of 41 sq m, a double bedroom, a single bedroom, a closet/pantry, a laundry room, a bathroom, a porch of over 33 sq m, and a garage of approximately 48 sq m. An internal staircase leads to the first floor where there is a third bedroom with bathroom and walk-in closet.

Private garden for outdoor recreation and to be used during hot summer days.
Possibility of an 8x4 swimming pool with skimmer at an extra cost.

Additional features of the building:

Botticino marble thresholds, window sills and stair cladding. Triple-glazed Lego and aluminum windows and doors. Armored entrance door. RAL1013 lacquered interior doors with chrome inserts and DALLAS handle. Living area with 60x60 stoneware tiles and parquet in the sleeping area. Electrical system with BTICINO products. Heat pump. Underfloor heating and cooling. Controlled mechanical ventilation. VMC. 6kW photovoltaic system with 15kW storage. Charging station for electric vehicles.

Thanks to its quiet and private location, the property is a perfect solution for those who want to live away from the chaos of the city, but at the same time don't want to give up the services and comforts of modern life.

Don't miss the opportunity to purchase this fantastic detached villa and live a life of comfort and well-being.

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

Certification

Energy Class: A1

Property details

Address: Via dei Laghi, 4

Bedrooms: 2

Bathrooms: 2

Rooms: 4

State of Preservation: Excellent

Level: Ground Floor

Total Floor: 1

Indipendent heating: Indipendent

Year built: 2026

Current Status: Free for the notarial deed

Terrace: Present, 34 sq.m.

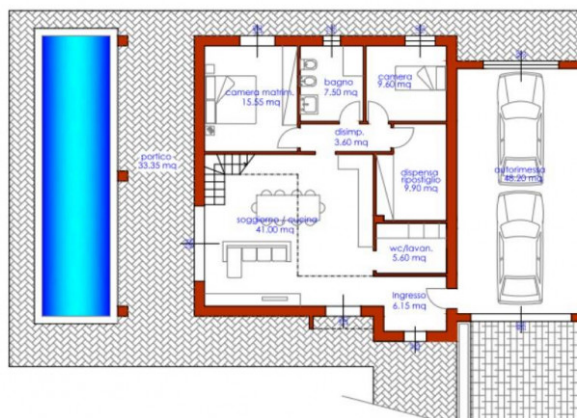
Garden: Private, 200 sq.m.

Kitchen: Open kitchen

Box: Double, 41 sq.m.



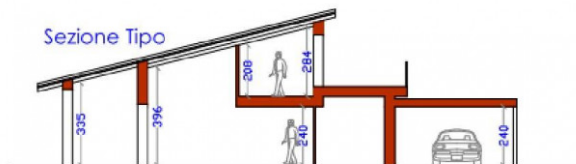
Piano Terra



Piano Primo



Sezione Tipo

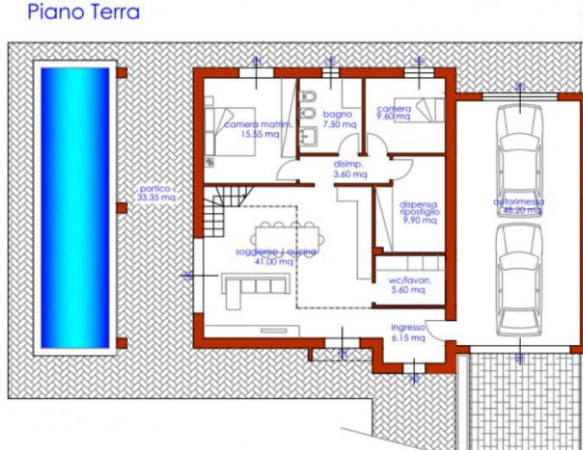


Edilfin srl

via Giorgio Strehler 19 - Manerba del Garda (BS) - Phone number 0365551761
 info@edilfin.com - <https://www.edilfin.com/en>
 VAT 01801040989



Piano Terra



Piano Primo



Sezione Tipo

