

**Villa
Raffa
€ 550.000
Ref. 33091081-002**



176 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

Ref: ABE-081-002

Newly built villa with garage and garden in a residential area of Puegnago del Garda.

In a quiet area, convenient to all amenities, a 119m2 villa is under construction, arranged entirely on one floor.

The property comprises a large living area of approximately 40 m2 with a kitchenette, a hallway, a 15.20 m2 master bedroom, a 14.90 m2 double bedroom, a third 11.30 m2 bedroom, a bathroom with a window and shower, and a second bathroom, also with a shower.

Externally we can have a garden of approximately 287 m2 and an "American-style" garage of approximately 58 m2 (according to the project divided into a cellar of 21.90 m2 net and a garage of 29.75 m2 net).

The property, currently under construction (structure and roof already completed), will be finished with great attention to energy efficiency (class A4) and will feature underfloor heating with a heat pump, air conditioning, a 4.5 kW photovoltaic system, an insulated security door, double-glazed PVC windows, alarm system preparation, and much more.

Ideal first home, absolutely worth seeing.

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

Certification

Energy Class: A4

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Property details

Address: Via benaco, snc

Zip Code: 25080

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Bedrooms: 3

Bathrooms: 2

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Rooms: 4

State of Preservation: Excellent

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Level: Ground Floor

Total Floor: 1

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Indipendent heating: Indipendent

No Barriers: Yes

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Year built: 2026

Garden: Private, 287 sq.m.

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Sea Distance: 950 meter

Kitchen: Open kitchen

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Box: Double, 36 sq.m.

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