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

Villa
Montinelle
€ 740.000
Ref. 33091002-326

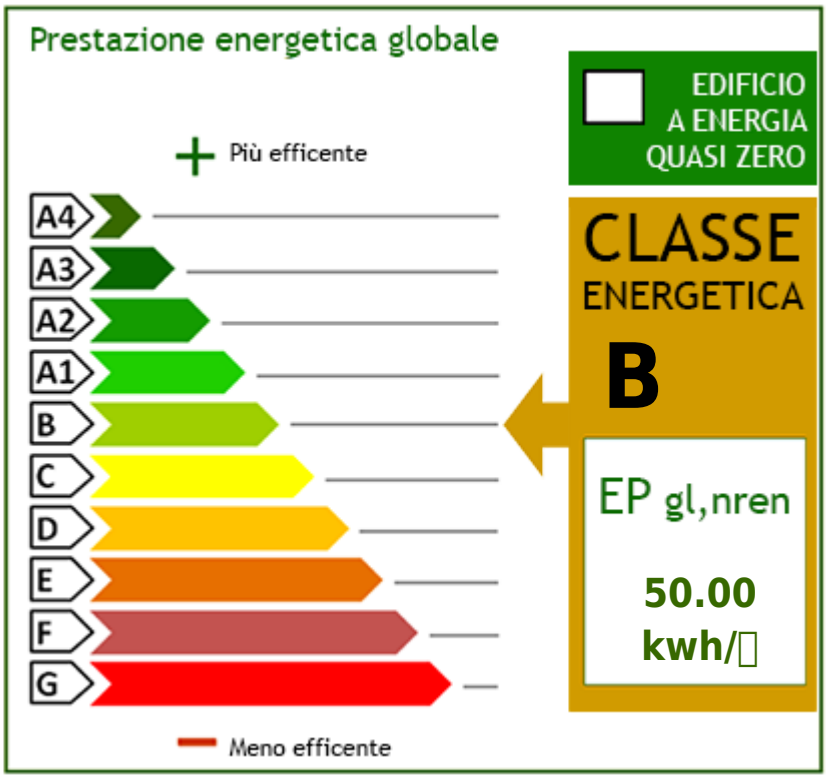
163 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

Ref: AT-002-326 Detached villa with private pool a few steps from the lake
Just a few hundred meters from Porto Torchio and the beaches, and conveniently located in the center of Montinelle, we offer for sale a detached house built in 2014. Energy rating: B, it's designed for those seeking the independence of a detached home without sacrificing the convenience of a property that's easy to live in and maintain.
The property represents a rare offering in the area: a detached villa with balanced dimensions, complete with a private garden on all four sides, a swimming pool, a porch, a pergola area with an outdoor kitchen, a double garage, and ancillary rooms. A compact yet fully equipped home, ideal for those seeking comfort, privacy, and outdoor space, without the maintenance requirements typical of larger villas.
On the ground floor, the entrance leads to the living area, consisting of a living room with an open-plan kitchen and a large window overlooking the porch and private pool. The space is bright, welcoming, and directly connected to the outdoors, becoming the true heart of the home during the summer.
The garden surrounds the home on all four sides and, while still being manageable, offers everything you need for outdoor living: a relaxation area, a private pool, and a pergola with an outdoor kitchen, perfect for lunches, dinners, and social gatherings. A convenient guest bathroom completes this level.
From the living room, an internal staircase with a dramatic glass parapet leads to the first floor, which houses the sleeping area. Here, we find a double bedroom, a second bedroom, a study/guest bedroom, and a bathroom. The study, while not quite large enough to be

formally considered a bedroom, is a valuable and versatile space, perfectly suited as a bedroom, guest room, walk-in closet, study, or smart working space.
The basement, also accessible from the internal staircase, houses a large, bright tavern thanks to the window overlooking the basement, a bathroom/laundry room and a double garage directly connected to the house.
The villa features underfloor heating with a condensing boiler and a heat pump for cooling, solutions that ensure living comfort and good energy efficiency.
A recently built, fully-equipped, independent property, ideal as a primary residence or a holiday home on Lake Garda: a practical, detached villa with everything you need for comfortable indoor and outdoor living, just a short distance from beaches, Porto Torchio, restaurants, ice cream parlors, and amenities.
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 GAZZOLO, 6B
Zip Code: 25080
Bedrooms: 3
Bathrooms: 3
Rooms: 5
State of Preservation: Excellent
Level: On two-levels
Total Floor: 2
Indipendent heating: Indipendent
Year built: 2014
Current Status: Free for the notarial deed
Terrace: Present, 6 sq.m.
Garden: Private, 150 sq.m.
Kitchen: Open kitchen
Box: Double, 30 sq.m.



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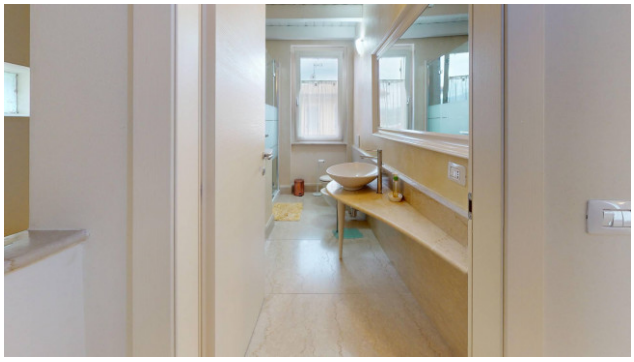

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