



Code: [V001760](#)

## NEW VILLA IN MODERN STYLE IN MANERBA DEL GARDA

Via Francesco d'Assisi Manerba del Garda BS Italia

**SALE**  
**699.000€**

Beds  3    Bathrooms  2    Commercial  100 mq    Garden  550 mq

### DESCRIPTION:

In a quiet and green residential area of Manerba del Garda, not far from the centre and with good transport connections and with excellent orientation, in a new villa neighbourhood: new construction of single-family villa at ground level with high level of equipment of the latest standard, energy class A, solar panels, predisposition for alarm and air conditioning, underfloor heating, electric shutters, suspended sanitary facilities and equipment of excellent quality. The villa will consist of an open plan living area overlooking the private veranda, a corridor, three bedrooms, two bathrooms, a double garage and an outdoor area where a private swimming pool can be created. Excellent living solution. An opportunity not to be missed.

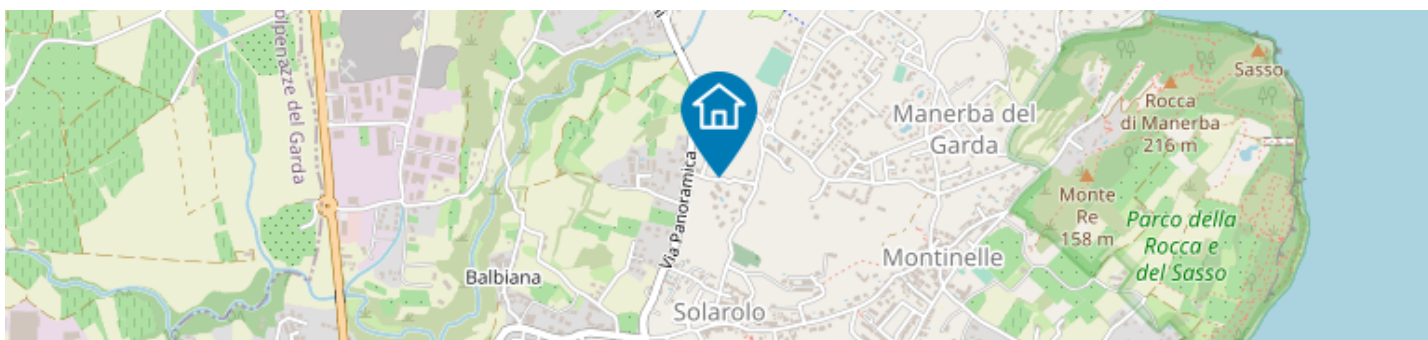
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Next Realization
<b>Grade:</b> Elegant	<b>Position:</b> Countryside	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 4	<b>Floor:</b> -	<b>Building Floors:</b> 1	<b>Internal Levels:</b> 1
<b>Garage:</b> 1	<b>Mq Garage:</b> 32	<b>Parking Space:</b> 2	<b>Terraces:</b> 1
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> 27
<b>Garden:</b> Private	<b>Kitchen:</b> View Kitchen	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Mosquito Nets
- ✓ Pedestrian Crossing
- ✓ Security Door
- ✓ Solar Panels
- ✓ Theft Protection
- ✓ Video Intercom



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