



Code: [V002334](#)

## NEW SINGLE VILLA 50 METERS FROM THE BEACH IN MANERBA DEL GARDA

Via Mazzini Manerba del Garda BS Italia

**SALE**  
**990.000€**

Beds	Bathrooms	Commercial	Garden
 2	 3	 104,52 mq	 832 mq

### DESCRIPTION:

In Manerba del Garda, just 50 meters from the scenic beach of Pisenze, we offer for sale two newly built individual villas. Each villa stands on a plot of about 830 sqm, is on one floor and consists of: living open space of about 60 sqm with living room and open kitchen and access to the garden and swimming pool, two bedrooms and two bathrooms. Internal staircase leading to the loft area with access to the terrace from which to enjoy glimpses of lake views. Sale made al rustico, to offer the possibility of customizing the finishes and internal distribution management of space according to your needs. Complete the property 3 outdoor parking spaces and private pool. Delivery expected by mid-June. We remain available for further details or inspection upon request.

## ADDITIONAL INFORMATION

<b>Energy Rating:</b> A4 <b>Minimum IPE:</b> -		<b>Heating:</b> Independent	<b>State:</b> Under Construction
<b>Grade:</b> Elegant	<b>Position:</b> Lake	<b>View:</b> Lake 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> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> 3	<b>Terraces:</b> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<b>Kitchen:</b> Small Separate Kitchen	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -

## ACCESSORIES

- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Independent Entrance
- ✓ Pool



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