

**for sale in Peschiera del Garda**  
**San Benedetto di Lugana**  
**price from € 520.000**  
**Ref. P 26.84 G**



**181 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

In Peschiera del Garda, nestled among vineyards, we offer "BORGHI AI VIGNETTI," a new, elegant complex of semi-detached villas on two levels with a private garden.

The semi-detached villas will be designed for comfort and functionality and will be spread over two well-arranged levels. On the ground floor, a private entrance opens onto a charming porch, ideal for enjoying relaxing al fresco. This leads to a spacious living room with an open-plan kitchen, a bright and welcoming space thanks to a large window that provides direct access to the private garden. Also on the ground floor, a practical hallway leads to two bedrooms and a bathroom. There is also a utility room that could be used as a convenient laundry room.

Going upstairs, designed for tranquility and privacy, there's an area suitable for an additional bedroom with a bathroom and private terrace. Completing the upper floor are two spaces suitable for additional storage.

Each property will come with two covered parking spaces.

The units will be equipped with innovative, high-quality systems. The independent heating system will utilize a heat pump, ensuring energy efficiency and living comfort in a compact and elegant design. For summer cooling, internal split-unit air conditioning units will be installed, ensuring a consistently pleasantly cool environment. The exterior windows and doors will be made of PVC for optimal thermal and acoustic insulation, while electric, retractable blackout shutters will offer additional convenience.

This new residential development will stand out for its attention to detail and functional spaces, perfectly meeting the needs of those seeking a modern, comfortable home surrounded by greenery.

SOLUTIONS STARTING FROM €520,000.00.

Don't hesitate to contact us for further information on this new project in Peschiera del Garda.

Mortgage options available at favorable terms. Our advice will help you identify the best product at the most advantageous financial conditions.

Contact us or email us for a free consultation.

## Certification

**Energy Class:** A4

## Property Informations

**Address:** Località Broglie

**Zip Code:** 37019

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 4

**Level:** On two-levels

**Heating:** Heating

**Parking:** Carport

**Age Construction:** 2025

**Terrace:** Present

**Garden:** Private, 160 sq.m


**Kitchen:** Exposed Kitchen




**Immobiliare Peschiera Srls**

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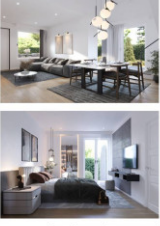


*Borgo ai Vigneti*  *Villa n.2*

*Pianta piano terra*



*Pianta piano primo*

**CARATTERISTICHE VILLA 2**

|                                    | SF MQ | %   | MQ COMMERCIALI |
|------------------------------------|-------|-----|----------------|
| SUP. P. TERRA                      | 85,00 | 100 | 85,00          |
| SUP. P. SOTTOTERRA NON ACCESSIBILE | 40,00 | 30  | 32,00          |
| SUP. SOTTOTERRA USABILE            | 20,00 | 60  | 20,00          |
| GIARDINO ESCLUSIVO E MANICAPATO    | 99,00 | 15  | 34,80          |
| PORFICO ESCLUSIVO P. TERRA         | 22,80 | 40  | 9,12           |
| TERRAZZO E SOTTOTERRA              | 18,20 | 40  | 4,80           |
| POSTI AUTO ESCLUSIVI               | 11,30 | 50  | 16,65          |
|                                    |       |     | <b>172,70</b>  |

