Immobiliare Peschiera Srls
Via Venezia nr. 5 - 37019 Peschiera del Garda
Phone number +390458130930 Fax 0458130932

for sale in Peschiera del Garda
Generica
€ 498.000
Ref. P 27.53 B



155 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

In Peschiera del Garda, in one of the most charming and peaceful areas of the city, near the Frassino lake and just 800 metres from the lively historic centre, we offer a new centrally located villa, on two levels, with a garage and private parking space.

The residential project involves the construction of three elegant, detached villas, built to the highest energy and construction standards, with energy efficiency class A4. Each unit is designed to offer comfort, functionality, and privacy, spread across two well-arranged levels.

The ground floor is accessed via a private entrance that leads to the private 106 m2 front and back garden, perfect for relaxing outdoors.
The interior features a spacious and bright living room with kitchenette, direct access to the garden and porch via French windows, and a guest bathroom that completes the living area. The upper floor houses the sleeping area, consisting of three bedrooms-including the master bedroom with ensuite bathroom-a functional hallway, a convenient storage room, a second bathroom, and balconies offering panoramic views and additional living space.
The property includes a single garage on the ground floor and an outdoor parking space, ensuring convenience and security.

The building's systems are state-of-the-art: each unit features a photovoltaic system with at least 3 kW, underfloor heating powered by an independent heat pump, and provision for independent air conditioning. Security and energy efficiency are further ensured by a reinforced front door and PVC windows with tilt-and-turn openings, complete with mosquito nets and motorized aluminum shutters.

This villa is the ideal solution for those seeking a modern residence, surrounded by greenery yet convenient to amenities, with spaces designed for daily well-being and a future-oriented construction quality.

Certification

Energy Class: A4

Property Informations

Address: Via Frassino	**Zip Code**: 37019
Bedrooms: 3	**Bathrooms**: 3
Rooms: 4	**Level**: On two-levels
Heating: Heating	**Parking**: Uncovered Parking
Age Construction: 2025	**Balconies**: Present
Garden: Private, 106 sq.m	**Kitchen**: Kitchenette
Box: Single, 18 sq.m	

















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