

## **Villa for sale in Marmirolo**

### **Pozzolo**

### **€ 550.000**

### **Ref. P 28.78**



### **200 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

In Marmirolo, in the village of Pozzolo sul Mincio, in a quiet and well-connected residential area, we offer a new single-level villa with a swimming pool, under construction. It's ideal for those seeking independence, comfort, and generous outdoor space.

The property will feature a large private garden. The private entrance leads to the covered porch, which leads to the living area consisting of a living room with open-plan kitchen, hallway, three bedrooms, and two bathrooms with windows. The project also includes a double garage and a utility room, ensuring practicality and functionality in the home's day-to-day operations.

The villa will be built with state-of-the-art materials and systems, with the option of customizing the finishes: laminated wood windows with low-emissivity double glazing, motorized aluminum roller shutters, a security front door, a 6 kW heat pump heating system with underfloor heating, a 5.10 kW photovoltaic system, a motorized sectional overhead door, and provision for air conditioning.

A modern, efficient and customizable solution, designed to offer high living standards and superior daily comfort.

A perfect combination of modern architecture and living comfort, designed for those seeking a home that combines style, efficiency, and well-being.

Please contact us without obligation for more information or to book a viewing of this villa in Marmiolo, a hamlet of Pozzolo sul Mincio.

Possibility of a mortgage on favorable terms.

Our consultancy allows you to identify the financial solution best suited to your needs, at the most advantageous terms. Contact us or email us for a free consultation.

## Certification

**Energy Class:** A4

## Property Informations

**Address:** Strada Boschi

**Zip Code:** 46045

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 4

**Level:** Ground Floor

**Total Floor:** 1

**Heating:** Heating

**Garden:** Private

**Kitchen:** Exposed Kitchen

**Box:** Double, 28 sq.m

