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

for sale in Valeggio sul Mincio
Generica
€ 1.950.000
Ref. P 29.00



500 sq.m | Bathrooms: 4 | Bedrooms: 3 | Rooms: 10

Valeggio sul Mincio, in the charming town of Forneletti, immersed in the tranquility of the countryside and a short distance from the Mincio cycle path, we offer for sale a charming villa with private swimming pool, characterised by refined architecture that retains the authentic charm of traditional country homes.

The property stands out for its warm-toned facades, striking exposed stone details, and elegant porticos with stone arches—architectural elements that recall the charm of traditional country homes and blend harmoniously with the surrounding landscape.

The villa is spread over three levels, with spacious and characterful rooms, embellished with exposed stone walls and antique wooden beams, which give the interiors a warm and welcoming atmosphere.
On the ground floor we find a large living room, an eat-in kitchen, a dining room, a study and a bathroom, as well as a utility room with independent access.
The first floor, dedicated to the sleeping area, hosts two large bedrooms, a hallway and two bathrooms, with the possibility of creating a third bedroom thanks to the generous size of the rooms.

The second and final floor includes a large attic and additional attic rooms, which offer interesting potential for creating accessory spaces or additional bedrooms, subject to verification of urban planning and building requirements.
The villa also features underfloor heating and cooling, ensuring maximum living comfort in every season.

Outside, the property is surrounded by a large, lush, and private garden, adorned with ornamental trees and a splendid private pool with a sunbathing area. A changing room and bathroom are located on the lower level and accessible via an external staircase.

Adjacent to the house, through a characteristic door framed by an exposed stone facade, you access the area intended for car storage and a large warehouse, with an additional upper floor currently unfinished.
The property also includes charming porticoed spaces, ideal for outdoor lunches and dinners, immersed in the tranquility of the countryside.

Its proximity to Borghetto sul Mincio, the Sigurtà Garden Park, and the Mincio Cycle Route (a cycle path connecting Peschiera del Garda to Mantua, part of the international EuroVelo 7 – Ciclopista del Sole, the major European cycle route connecting North Cape to Malta), as well as convenient connections to Lake Garda, Verona, and Mantua, make this property ideal both as a primary residence and an exclusive holiday home.

A residence with a rare atmosphere, where the charm of tradition meets the elegance of a home immersed in nature, perfect for those who want to live in a private setting, surrounded by greenery and the beauty of the area.

Do not hesitate to contact us for further information or to arrange a viewing of this charming property.

Property Informations

Address: Via Vecchia Forneletti	**Zip Code**: 37067
Bedrooms: 3	**Bathrooms**: 4
Rooms: 10	**State of Preservation**: Excellent
Level: Multi-Storey	**Total Floor**: 3
Heating: Heating	**Age Construction**: 2005
Terrace: Present	**Garden**: Private
Kitchen: Regular Kitchen	**Box**: Quadruple

















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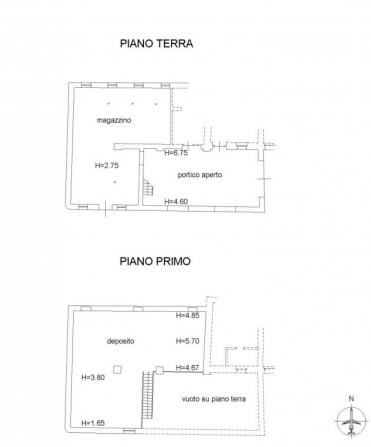

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