



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in Peschiera del Garda (VR) Via Don Biondari 2

New villa in Peschiera del Garda

Surrounded by greenery, Villa SB is a modern residence located in the beautiful setting of Peschiera del Garda. Light and dark tones complement each other in a perfect architectural balance. Villa SB is developed on three levels. On the ground floor we find the day-to-day living areas with spacious interiors. Delivery December 2023.

Peschiera del Garda is located about 25 kilometres west of Verona. It faces south of Lake Garda in an area sheltered from the winds.

At Peschiera, the outflow of Lake Garda, the Mincio, exits. The construction of the walled city of Peschiera surrounded by water altered the natural course of the river: to allow the city to be defended, three branches were built out of the lake, which then join south of the town.

It is also the starting point of a 43.5 km cycle path that runs along the towpaths of the River Mincio between the towns of Peschiera del Garda and Mantua. The start, if you follow the north-south route, is at the railway viaduct in Peschiera del Garda. The track starts on the right bank of the Mincio, passing on the left bank just before the town of Monzambano, at the Salionze dam.

The town has an important railway station on the Milan-Venice line where Frecciabianca EC, regional and fast regional trains on the Brescia-Verona line stop. Until 1967, the Mantova-Peschiera railway also ran there.

Peschiera has a motorway exit on the A4 motorway and is crossed by the regional roads (former state roads) 11 Padana Superiore and 249 Gardesana Orientale.

From the port, all the towns on Lake Garda can be reached by boat.

INFORMATION

Ref.	Lago di Garda
Type	Sale
Category	Villa
Price	1,135,000.00
Annual Expense	
Year	2022
Energetic Class	A++

NUMBER

Rooms	5
Bedrooms	3
Bathrooms	3
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	130
Garden	300
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	130



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

FEATURES

Property Conditions	New	Rank	Elegant	Position	Lake
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Floor heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	PVC triple glazed	Doors	New
Blind	Oscurante Pvc	Floors Living Room	Marble	Floors Bedrooms	Marble
Floors Kitchen	Marble	Floors Bathroom	Marble	Access for disabled	No

ACCESSORIES

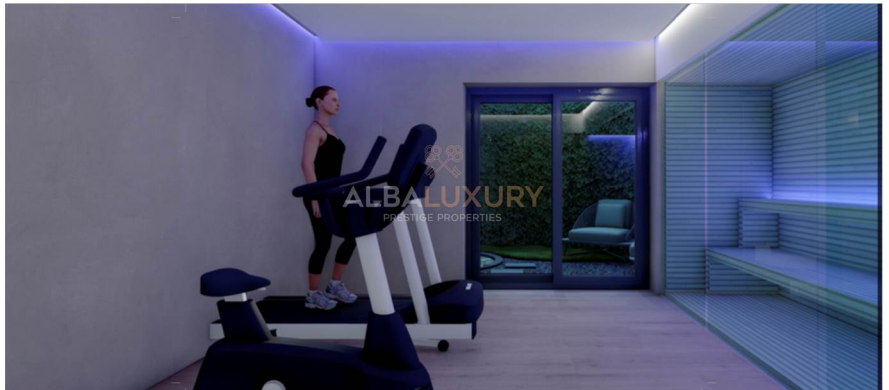
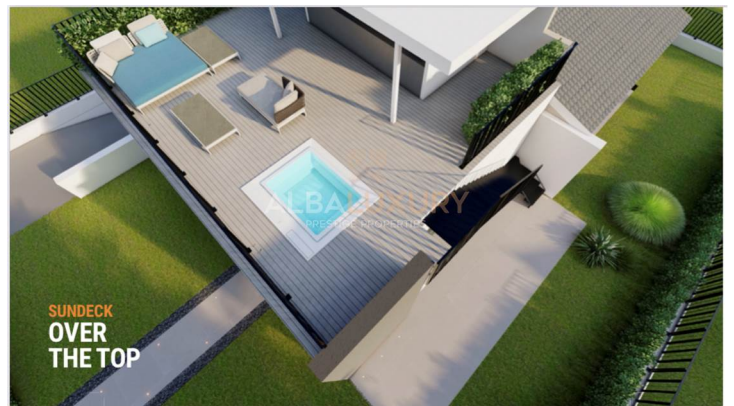
Antitheft

Air conditioning

Footpath

Swimming pool

IMAGES





Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

