



## Elegant Villa Within Walking Distance of the Lake

### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 809,706.78

### Ubicación

País:	Italia
Estado/Región/Provincia:	Véneto
Ciudad:	Garda
Publicado:	17/02/2026

### Descripción:

A stone's throw from the lake, in one of the most exclusive and sought after residential contexts of Manerba del Garda, we offer for sale beautiful detached villa arranged on three levels, surrounded by private garden and inserted in an environment of absolute tranquility. The strategic location allows you to comfortably walk to the Romantic Beach and the charming Pieve Vecchia, giving you the privilege of experiencing the lake at any time of the day, while maintaining a high level of privacy.

The perfectly manicured and planted garden is an ideal green oasis for moments of relaxation, outdoor dining and conviviality in total privacy. The large outdoor porch, directly connected to the living area through large French windows, creates a natural continuity between indoors and outdoors, expanding the living spaces during the warm season.

On the ground floor we are welcomed by a harmonious entrance that leads to the very bright living area, characterized by large openings that enhance natural light and give an immediate feeling of well-being. The open kitchen, modern and functional, integrates perfectly with the living room, creating a convivial and elegant environment. Completing the plan is a service bathroom finished with quality materials.

Going upstairs we find the sleeping area, designed to ensure comfort and privacy. The master bedroom, spacious and refined, has a large terrace and walk-in closet offering an intimate and well-organized space. The twin bedroom is ideal for children or guests, while the floor bathroom, with excellent finishes, comfortably serves both rooms.



The basement represents an additional added value, large versatile spaces, perfect as a guest area, relaxation area, study or tavern. The presence of a completely independent entrance allows you to welcome family and friends, guaranteeing them total autonomy and privacy, or to allocate the room for customized solutions according to your needs.

The villa is in impeccable condition, maintained with extreme care and attention to every detail. The finishes are of a high standard, the materials chosen with taste and quality, and each environment is harmonious, functional and ready to live in without the need for intervention. The property is part of a renowned complex of villas built with the most modern and innovative construction technologies, including home automation system and geothermal system, solutions that ensure excellent energy performance, superior living comfort and significant reduction of consumption.

The property is completed by a convenient, easily accessible garage, which adds further practicality to the solution.

This villa represents the ideal choice for those who want to live on the lake all year round or for those who are looking for a refined second home, in an elegant, private and absolutely valuable context, where privacy, construction quality and proximity to the lake come together in a perfect balance.

## Amenities

The villa is equipped with systems and finishes designed to ensure comfort, functionality and efficiency in every season of the year. The powered underfloor heating system ensures even heat distribution, providing high living comfort and energy efficiency. Hot water is autonomous, further confirming the management independence of the property. There is also a centralized hot/cold air conditioning system, a particularly appreciable solution because it does not involve visible splits, the air is spread evenly and discreetly, preserving the aesthetics of the rooms and ensuring maximum comfort. From a technological point of view, the property has ADSL Internet connection and satellite TV. Security is ensured by an alarm system, video intercom and electric gate, elements that contribute to making the home protected and private. The pedestrian access and driveway are convenient and functional. The interior finishes are of an excellent level, wooden windows and doors with double glass ensure thermal and acoustic insulation, while wooden shutters complete the elegant aesthetic of the property. The floors in the living area, kitchen and bathrooms are ceramic, practical and durable, while in the sleeping area parquet flooring has been laid, a choice that gives warmth, sophistication and a cozy atmosphere to the rooms. A number of marble details further embellish the rooms, giving them a valuable touch.

An additional distinctive element is the lighting system, designed by the current ownership with special attention to the design in plasterboard with luminous grooves create scenes of indirect light, enhancing volumes and furnishings and contributing to a modern and sophisticated atmosphere. The open kitchen enhances the conviviality of the living space, while the bathrooms are finished with quality materials. The home is offered furnished.

## Location

Located in the heart of Valtenesi, Manerba del Garda is one of the most charming and authentic resorts



on the Brescia side of Lake Garda. Appreciated for its still largely unspoiled natural landscape, it offers a perfect balance of tranquility, services and quality of life. Here the lake is expressed in its most striking form, with wide beaches, clear waters and panoramic views that provide unforgettable sunsets.

The property is located in a particularly privileged position: just 600 meters from the renowned Romantic Beach of Manerba, one of the most beloved in the area for its width, ease of access and relaxed atmosphere. In just a few minutes' walk it is possible to reach the lake for a walk along the lakefront, a sunny day or an aperitif overlooking the water, without the need to use a car. This proximity is an important added value, both for those who wish to live in the house year-round and for those who are looking for a comfortable and functional second home.

Manerba is also famous for the Rocca and the Natural Park, which dominate the gulf offering scenic routes surrounded by greenery and spectacular views of the lake and the Island of San Biagio. The area is rich in olive groves and vineyards, evidence of an agricultural tradition that translates into local food and wine excellence. There is no shortage of typical restaurants, wineries, small historic villages and all the main services, within easy reach.

The strategic location also allows quick connections to the main communication routes and to the other renowned resorts of the lake, while maintaining a reserved residential context far from the most chaotic tourism. Living in Manerba means choosing a relaxed lifestyle, in contact with nature and the lake just a few steps from home.

An exclusive location where nature, lake and quality of life meet every day on Lake Garda.

## Común

Dormitorios:	2
Baños:	3
Pies cuadrados terminados:	172 m <sup>2</sup>
Tamaño del lote:	100 m <sup>2</sup>
Floor Number:	3

## Room details

Total rooms:	7
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## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/WLCC-T2514/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2514/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: pv-976



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