



# Very recent detached villa with swimming pool on one floor

## Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 1,167,620.65

### Localização

Country:	Itália
State/Region/Province:	Vêneto
Cidade:	Garda
Adicionado:	11/04/2026

#### Informação adicional:

A few steps from the Castle of Padenghe sul Garda, immersed in the quiet of a reserved and verdant residential context, we offer for sale a recently built single villa that combines architectural elegance, advanced technology and excellent living quality.

The villa is developed entirely on a single floor within a plot of about 900 square meters and has been designed with a refined modern Mediterranean style, in which the outdoor spaces harmoniously dialogue with the interiors thanks to the large sliding windows that ensure brightness, openness and visual continuity.

The entrance opens onto a spacious and bright living area directly overlooking the covered porch and the pool; the living room is embellished with a wood-burning fireplace, ideal for creating a cozy atmosphere during the winter months. The kitchen, separate and windowed, is complemented by a convenient pantry room and also offers direct access to the outside.

The well-distributed and private sleeping area includes three bedrooms, one of which has a private en suite bathroom and a second windowed bathroom with shower.

The garden, planted and cared for in detail, houses a beautiful salt pool over 12 meters long, with whirlpool system and provision for water heating.



A second porch, already set up with all facilities, offers several possibilities for use: it can be transformed into a luxurious wellness area with whirlpool bath, sauna and third bathroom, into a fully equipped outdoor kitchen, into a fourth room with an independent guest bathroom, or be integrated with the indoor area to expand the existing kitchen.

Mosquito nets and gratings on all fixtures, provision for video surveillance system and water softening system complete the property's equipment.

The villa is equipped with a state-of-the-art plant system: photovoltaic system, underfloor heating with thermostat in every room, provision for cooling in all rooms (with two Daikin hydronic splits already installed in the living room and in one room), Immergas hybrid generator with 9 kW heat pump and 25 kW condensing boiler (currently running electric only, with provision for gas connection), 250-liter sanitary storage with double coil connected to the solar thermal panel.

Energy class A4 ensures low consumption, sustainability and living comfort in every season.

The property is completed by two covered parking spaces and the possibility of exploiting a residual cubic capacity of 53 sqm of net SLP, ideal for future expansions such as enclosing the porches, creating an enclosed garage or a detached studio apartment.

This villa represents the ideal solution for those who want to experience Lake Garda in a modern, efficient, private home with every comfort, perfect both as a main residence and as a vacation home

## Amenities

The villa is equipped with advanced technologies and plant solutions: Photovoltaic system, underfloor heating with independent thermostats in each room, provision for cooling in all rooms (with two Daikin hydronic splits already installed), Immergas hybrid system consisting of 9 kW heat pump and 25 kW condensing boiler (currently operating in electric mode, with provision for gas connection). The 250-liter sanitary storage tank with double coil is connected to a solar thermal panel.

The equipment is completed by a wood-burning fireplace in the living room, mosquito nets and gratings on all fixtures, provision for video surveillance, water softener, and energy class A4. Outside there are two covered parking spaces and a residual cubage of 53 sqm net SLP, useful for possible extensions such as an enclosed garage, an independent studio apartment or a wellness area.

## Location

The villa is located in Pratello locality, one of the most prized and reserved areas of Padenghe sul Garda, immersed in the quietness of the hills but a short distance from the town center and the lake beaches. This residential context is appreciated for its tranquility, green surroundings and proximity to the main services. In a few minutes you can reach restaurants, marinas, renowned wineries, bike paths and the main golf clubs in the area. Road connections to Desenzano, the A4 highway and the ring road connection to Brescia and Verona are also excellent.



## Comum

Quartos de dormir:	3
Banheiro:	2
Pés quadrados acabados:	260 m <sup>2</sup>
Tamanho do lote:	450 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	4
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## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/WLCC-T2612/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2612/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: pv-1003

