

**Villa**  
**€ 1.100.000**  
**Ref. 354**



**220 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5 | Parking: Carport | Garden: Private**

Single villa with a strong personality that is a true oasis of tranquillity and serenity.

Located in San Felice del Benaco and built in 2011, it has been carefully and meticulously maintained since its construction so that it is always in excellent condition and offers all the necessary comforts for a peaceful and comfortable life.

The house, measuring a total of 220 square metres, is spread over 2 levels, plus basement, with interiors that reveal attention to every detail and modern finishes of the highest quality, and is surrounded by an impeccable, well-kept private garden.

The villa consists of 5 rooms, including a spacious and bright living area whose windows, characterised by excellent thermal and acoustic insulation, offer integration with the outdoor green area, and with bleached fir wood ceilings that contribute to the feeling of contact with nature; a dining room that seems to fit into the garden, and a large eat-in kitchen, equipped with all comforts.

Inside, there are also 3 bedrooms and 3 bathrooms, distributed on both floors, and a splendid loft studio: perfect rooms to accommodate a family or to host friends and relatives.

The state of maintenance and protection of the villa is excellent, thanks also to the use of window frames and shatterproof glazing, equipped with an air chamber, and insulation that guarantees excellent energy efficiency.

Outside, the villa has a large covered terrace, ideal for spending pleasant moments outdoors, and a well-kept private garden, equipped with an irrigation system that can be programmed on 4 different zones, perfect for enjoying the tranquillity and privacy of the surrounding area.

An illuminated outdoor gazebo offers the possibility of creating moments of conviviality surrounded by greenery, enjoying the exclusive view of an ancient Roman bridge.

The property is completed by a triple garage, perfect to comfortably accommodate the cars of the whole family, and two uncovered parking spaces. There is also a tavern, a small gym with sauna and a cellar.

In conclusion, this single villa for sale in San Felice del Benaco is the perfect solution for those looking for a spacious, modern home, immersed in nature and with all the necessary comforts for a peaceful and quality life.

## Property details

**Address:** via San Fermo, 16

**Zip Code:** 2510

**Total square meters that can be walked on:** 146.00

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 5

**State of Preservation:** Excellent

**Heating:** Heating

**Parking:** Carport

**Age Construction:** 2011

**Current Status:** Free at the deed

**Terrace:** Present, 13 sq.m.

**Garden:** Private, 160.000 sq.m.

**Kitchen:** Regular Kitchen

**Box:** Triple, 60 sq.m.

## Features

Terrace: 13 □

Tv Antenna: Autonomous

Closet

Fireplace

Parquet

Telephone System

Wiring: Up to standard

Shower

Aluminum Frames

Safe-Deposit Box

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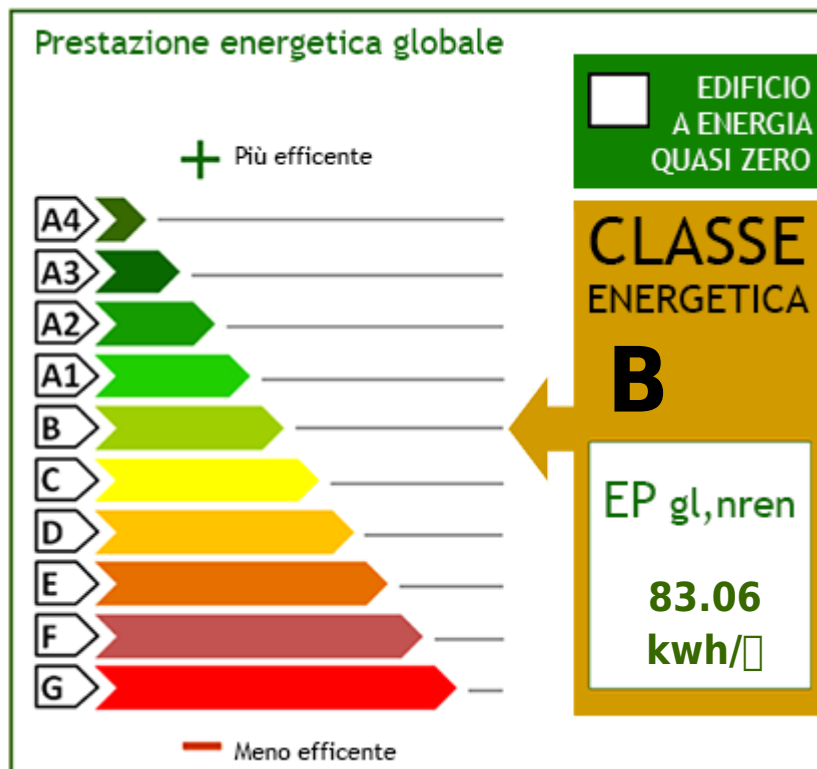
Schools

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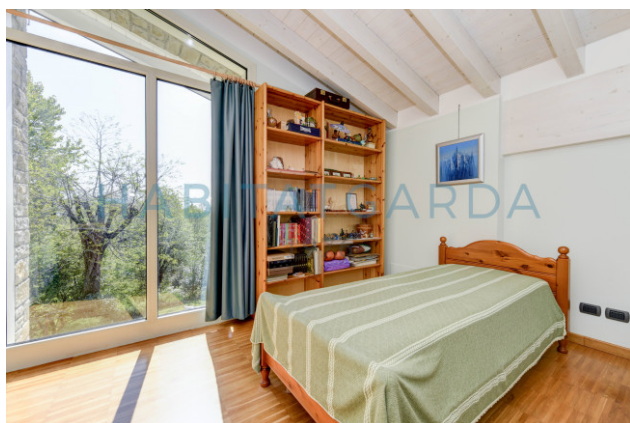
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