Immobiliare Habitat Garda Srl
Piazza Zanelli - 25087 Salò
Phone number 036543621

Villa for sale in Roè Volciano
Trobiolo
€ 1.135.000
Ref. 621



220 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6 | Parking: Carport | Garden: Private

Splendid detached villa with swimming pool in Roè Volciano In a quiet and sought-after residential area of Roè Volciano, just minutes from the center of Salò, we offer a splendid detached villa with a swimming pool, currently ready for occupancy. A modern, elegant property surrounded by greenery, it's ideal as a primary residence or a holiday home on Lake Garda. The villa is primarily on a single level, with a pleasant mezzanine, a layout designed to ensure comfort, functionality, and brightness, and a contemporary design that enhances every room. The living area features a spacious and bright living room with an open-plan kitchen and kitchenette, which opens directly onto the large porch and private pool, creating a pleasant sense of continuity between the interior and exterior spaces. The sleeping area comprises three bedrooms and two bathrooms, offering comfortable and well-organized spaces, ideal for families and for hosting guests in complete privacy. Outside, the property is surrounded by a private garden on all four sides, equipped with an irrigation system, and featuring a south-facing poolside porch overlooking the olive groves. It's the perfect space for relaxing, dining al fresco, and enjoying the area's mild climate. During the summer, the pleasant breeze from the valley behind makes spending time outdoors even more enjoyable. The property includes two covered parking spaces, convenient and functional for everyday needs. The villa is equipped with modern and efficient technologies, including a heat pump heating and cooling system, underfloor heating, and an 8 kW photovoltaic system, ensuring living comfort, energy efficiency, and the ability to manage the internal climate in all seasons. The large windows have shatterproof glass. The layout of the rooms, which are predominantly on a single floor, also makes this solution particularly attractive for those who wish to limit the use of stairs and live in practical and easily accessible spaces. The strategic location, in a quiet residential area yet just steps from amenities and main roads, allows for comfortable living while preserving the

pleasure of privacy and tranquility. The center of Salò, the beaches, and the main attractions of Lake Garda can be reached in just a few minutes. An ideal property for those seeking a detached, modern, comfortable villa surrounded by greenery, with a private pool, outdoor living spaces, and all the benefits of a location near Lake Garda. Tax conditions of sale: Sale subject to VAT, with a rate of 4% for purchases as a first home and 10% for purchases as a second home. The photos are real, AI was used to add greenery to the lawn as it is not finished yet.

Certification

Energy Class: A3

Property details

Address: Via Federio Odorici, 36

Zip Code: 25077

Bedrooms: 3

Bathrooms: 2

Rooms: 6

Level: Ground Floor

Total Floor: 2

Heating: Heating

Parking: Carport

Age Construction: 2026

Terrace: Present, 29 sq.m.

Garden: Private, 720 sq.m.

Kitchen: Kitchenette

UNITÀ ABITATIVA 02 -PIANTA PIANO TERRA
Scala 1:100



UNITÀ ABITATIVA 02 -PIANTA PIANO PRIMO
Scala 1:100



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