INOLTRE Real Estate Solutions
Via Peschiera, 16 - 37011 Bardolino (VR)
+39 3473152817

for sale in Cavaion Veronese
€ 890.000
Ref. 1083_3



224 sq.m. | : 2 | : 3 | : 4

DETACHED VILLA ON TWO LEVELS WITH SPACIOUS GARDEN AND PRIVATE SWIMMING POOL – BORGO ARIOSO
In one of the most peaceful residential areas of Cavaion Veronese, just a few minutes from all essential amenities, Borgo Arioso is taking shape: an exclusive residential development comprising just seven detached villas, each designed to ensure privacy, comfort and independent living.

Within this refined setting, we are pleased to present a prestigious newly built villa with an A4 energy efficiency rating, arranged over two levels, where contemporary architecture, generous living spaces and nature come together in perfect harmony.

The development stands out for its elegant, modern architectural lines, designed to maximise natural light, spacious interiors and the seamless connection between indoor and outdoor living areas.

With a commercial floor area of approximately 220 sqm, the villa offers bright, functional and thoughtfully arranged interiors, designed to meet the needs of those seeking space, independence and an exceptional quality of life.

On the ground floor, the heart of the home is a spacious living and kitchen area of approximately 37 sqm, creating a welcoming and sociable environment, ideal for everyday living and spending quality time with family and friends. This

level also includes a separate study, perfect as a home office or a space dedicated to personal interests, a bathroom and a convenient hallway.

The upper floor is dedicated to the sleeping area, comprising three bedrooms and two bathrooms. Particular attention has been given to the principal bedroom, measuring approximately 19 sqm, which features its own en-suite bathroom, creating a private retreat designed for comfort, relaxation and privacy.

What truly makes this property special is its exceptional outdoor space: a generous private garden of 408 sqm surrounding the villa, offering a peaceful green oasis and a high degree of privacy.

The garden features a beautiful private swimming pool measuring 32 sqm, which, together with the extensive green areas, creates an exclusive outdoor setting, ideal for relaxing, enjoying al fresco dining and making the most of the property throughout the seasons.

An additional feature is the spacious covered parking area of approximately 70 sqm, providing ample room for two vehicles and directly connected to the villa, ensuring convenience and practicality in everyday life.

An exceptional residence for those seeking the independence and privacy of a detached villa surrounded by greenery, with generously proportioned and well-organised interiors, while remaining close to essential amenities and enjoying the beauty of the Cavaion Veronese area.

A perfect balance of design, nature and comfort, where every space has been thoughtfully created to enhance the pleasure of feeling at home.

Contact us for further information or to arrange a private viewing. We would be delighted to introduce you to this exclusive property.

Certification

: A4

Features

Codice: 1083_3	Motivazione: Sale
Indirizzo: Località Mastego, 19	CAP: 37010
Comune: Cavaion Veronese	Totale_mq: 224 sq.m.
camere: 3	bagni: 2
Locali: 4	

















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