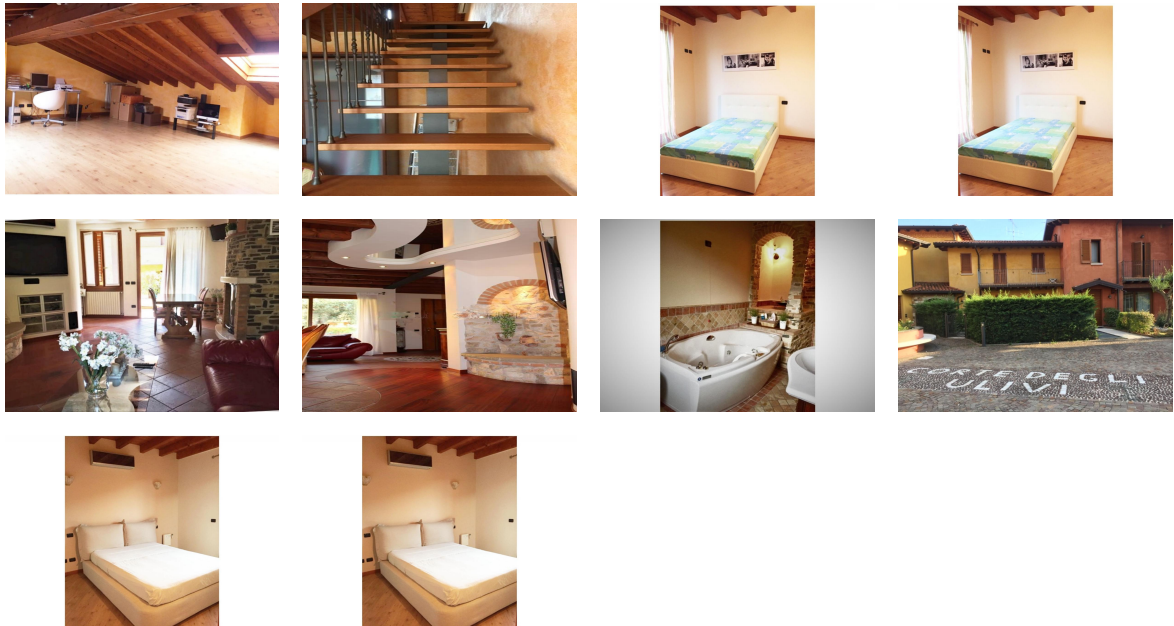


## VILLA FOR SALE



Lombardy, Provaglio D  
Iseo, Magnisia  
Italy

Asking Price

€263,035

Bedrooms **3**

Year Built **0**

Bathrooms

Date Listed **06/09/2025**

Size **180 Sq M**

Listing ID **GL-  
1623289464**

Listed by: Euro Resales

For more information, visit:

<https://www.globallistings.com/5338069>

## Overview

Euro Resales Property ID : 9825244

### Property Details:

Tuscany style single villa, located in Provaglio D' iseo in the Franciacorta area offering exceptionally well-maintained accommodation over three floors. The ground floor is composed of the entrance, a large L shaped living room and dining area with a feature stone fountain and a gorgeous stone fireplace, beautiful exposed beams and wonderful luminous double glazed & double exposed windows that face the interior of the courtyard making it a very light, airy and quiet room.

The open modern fully fitted kitchen has tiled flooring and is accessed from living room through a wrought iron gate. The parquet and Cotto d'Este(r) terracotta floors have been well preserved and maintained. Patio and private gardens are accessed via this floor as well. The private garden showcases a large stone barbeque.

The upper floor features the master bedroom with a balcony, a large windowed bathroom with a hydro massage tub and fabulous stone walling. This floor also has 2 additional spacious bedrooms; one with a balcony and the other with access to a very large finished attic. The large (600 sf) Velux (r) vented and windowed attic can be used as an office or storage and is not included in the square footage the home. This Villa is dual zoned: residential or commercial.

The lower floor consists of gym, laundry room and an additional bathroom with a shower sauna. The large garage is located on this floor as well.

There is gas central heating throughout. The house is air conditioned. There is a motioned censored security alarm installed throughout the house. There is cable and wi-fi ready. The house is well furnished, with the opportunity to purchase any items, by private agreement.

Features

LOCATIOn! LOCATIOn! LOCATIOn!

Dual zoned : Residential or Commercial

Energy efficient: Rated A

Very well maintained

Large garage

About the Area:

Provaglio d'iseo is a town and comune in the province of Brescia, in the Lombardy region in Italy. Provaglio d'iseo is located 3 km south of the town Iseo, in the historical region of Franciacorta, famous for its wine.

The Province of Brescia (Italian: provincia di Brescia; Brescian: pruinsa de Bresa) is a Province in Lombardy, northern Italy. It has a population of some 1,265,325 (as of November 2018) and its capital is the city of Brescia.

With an area of 4,785 km<sup>2</sup>, it is the biggest province of Lombardy. It is also the second province of the region for the number of inhabitants and fifth in Italy (first, excluding metropolitan cities).

It borders the province of Sondrio to the north and north west, the province of Bergamo to the west, the province of Cremona to the south west and south, the province of Mantua to the south, and to the east the province of Verona (which is part of the Veneto region) and Trentino.

The province stretches between Lake Iseo in the west, Lake Garda in the east, the Southern Rhaetian Alps in the north and the Lombardian plains in the south. The main rivers of the province are the Oglio, the Mella and

the Chiese.

Besides Brescia, other important towns in the province are Darfo Boario Terme, Desenzano del Garda, Palazzolo sull'Oglio, Montichiari, Ghedi, Chiari, Rovato, Gussago, Rezzato, Concesio, Orzinuovi, Salo, Gardone Val Trompia and Lumezzane.

Contact Euro Resales Ltd for more information.

**Contact**

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