Realroi
Piazza Malvezzi 23 - 25015 Desenzano del Garda
Phone number (+39) 030 4191413

Historical villa: for Sale in Castiglione delle Stiviere Confidential Negotiation

Ref. CBI119-1337-89



1.073 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 9

In the noble heart of the town that was once the home of the Gonzaga family, just 10 minutes from the Desenzano del Garda motorway exit, we offer for sale an important historic building dating back to 1850, embellished with a private park of approximately 2,700 m², protected by ancient medieval walls.
The property offers generous and spectacular spaces: frescoed halls, grand staircases, reception rooms, and an ancient panoramic tower overlooking the rooftops of the historic center and the domes of the Church of San Luigi and the Duomo.
The main house is spread over two levels: the ground floor contains the kitchen, dining room, living room, and utility rooms; the upper floor features five bedrooms, bathrooms, and an elegant open-plan living room. The attic retains its original charm.
A second wing of the Palace houses rooms dedicated to reading, receptions and a study with access to the tower, perfect for a 360-degree view of the historic city.
Two entrances, one pedestrian from Via Marconi and one accessible by vehicle from Piazza San Luigi Gonzaga, ensure separate and private access. The internal courtyard introduces a sense of tranquility and refinement, ideal for both a private residence and exclusive destinations: boutique hotels, showrooms, events, or artist residencies.
Once inhabited by the famous doctor and patriot Giuseppe Nodari, the Palazzo combines history, beauty, and potential in a setting of rare elegance.
Castiglione delle Stiviere is a town of approximately 30,000 inhabitants located on the moraine hills, the famous summer residence of the Gonzaga family. There is considerable historical evidence of the long-standing residence of the patron saint, Saint Aloysius Gonzaga. These places are also the birthplace of the International Red Cross. It was here that Henry Dunant began his journey of caring for the wounded of war, regardless of their nationality. Upon his return to Geneva, he decided to write a book about the Battle of Solferino and

the humanitarian aid provided by the town's inhabitants. Today, you can relive this piece of history by visiting the important International Red Cross Museum.
Coldwell Banker, founded in 1906 in San Francisco, is a world-renowned real estate network, recognized for over a century as a benchmark in the global market. Our brand is synonymous with reliability, excellence, and innovation, appreciated by the most discerning clients for the quality of our services and our international presence. With over 3,300 locations and more than 100,000 agents in 44 countries, our global network allows us to connect buyers and sellers around the world.
Coldwell Banker Real Estate, located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port, is the hub of our operations on Lake Garda and the surrounding area. Our headquarters reflects our philosophy: welcoming, elegant, and professional, it is the place where supply and demand for exclusive properties meet. We specialize in finding and promoting prestigious properties, guaranteeing our clients personalized and attentive service, meeting every luxury real estate need.

Certification

Energy Class: G

Property Informations

Address: Via G. Marconi, 29	**Zip Code**: 46043
Bedrooms: 5	**Bathrooms**: 5
Rooms: 9	**Internal condition**: To be renovated
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 961.64	: 0000-00-00
Floor: Building	**Total floors**: 3
Parking space: Covered	**Date of construction**: 1850
Current Status: Available after the deed of sale	**Balconies**: Present
Garden: Private, 2.680 sq.m	**Sea distance**: 12.000 meter
Kitchen: Eat-in kitchen	**Garage**: for one car

















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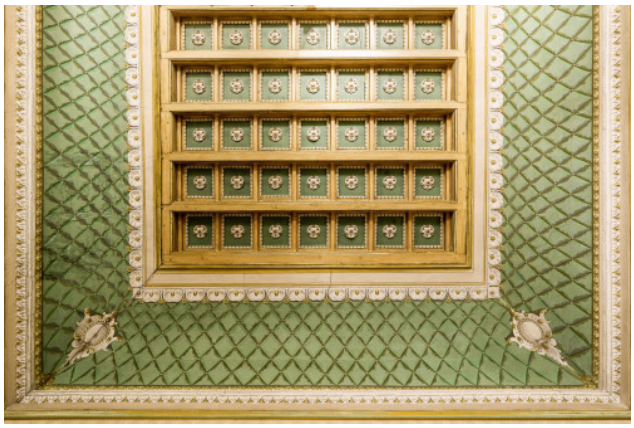















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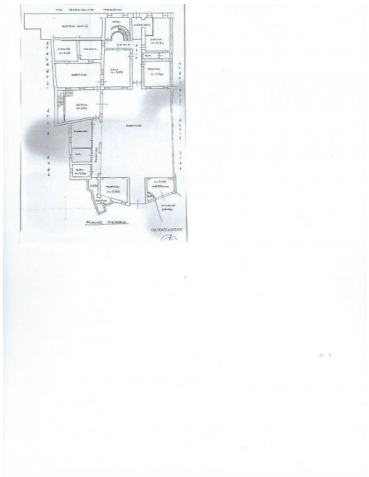

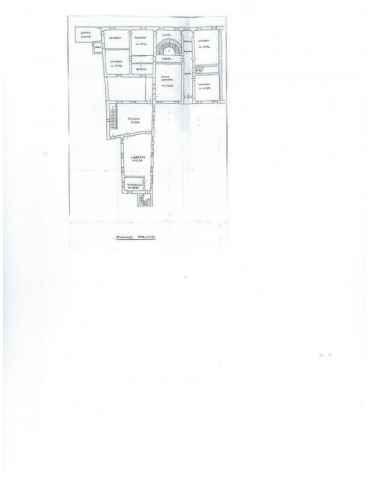

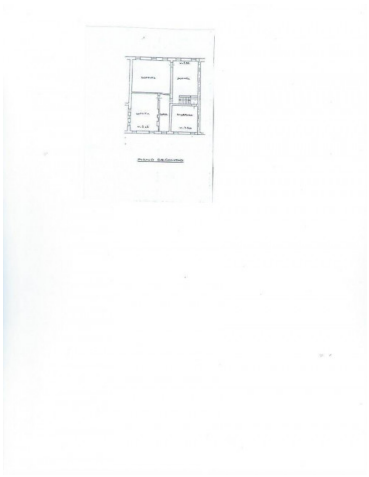







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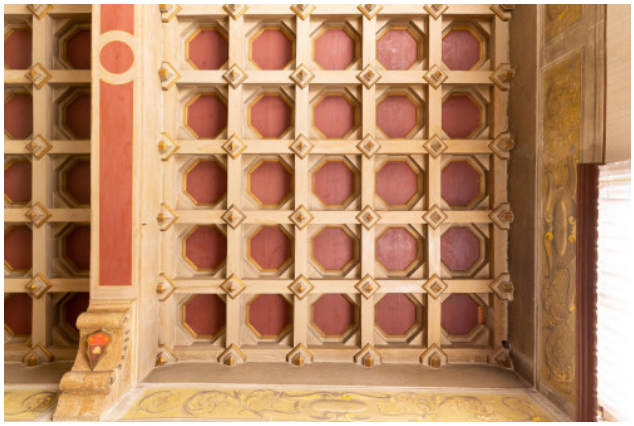











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