



Code: [V000403](#)

## IMPORTANT LAKE VIEW HOTEL IN PADENGHE SUL GARDA

Via Italo Barbieri Padenghe sul Garda BS Italia

SALE  
Trattativa  
riservata

Beds	Bathrooms	Commercial	Garden
70	70	6500 mq	52400 mq

### DESCRIPTION:

Located in a beautiful and quiet panoramic area with lake view, in a private and green setting, only 400 meters from the lake and from the main tourist facilities such as beaches, harbor, shops and services — all easily reachable on foot — we offer for sale a rare and prestigious hospitality property, unique on Lake Garda. The property enjoys a strategic location, close to main transport links, tourist attractions and Lake Garda walking and cycling paths, and offers exceptional development potential that is hardly replicable in this area. The complex currently consists of a Hotel with guest rooms and meeting facilities, a Residence, and building areas, all surrounded by a magnificent private park of over 50,000 sqm, ensuring absolute privacy, tranquility and an elegant atmosphere. The existing hotel currently offers approximately 70 rooms. The hotel is also an ideal venue for meetings and conferences, featuring 10 fully equipped meeting rooms with capacities ranging from 100 to 200 people. The property includes all main services: - large restaurant and breakfast room - bar - extensive park with children's play areas - facilities for guests with disabilities - elevator - heating and air conditioning - private parking - 24-hour reception Within the park there are also two large swimming pools. The property offers significant development opportunities, including: - approximately 3,200 sqm of additional hotel volume on the existing structure - an undeveloped area with approx. 3,400 cubic meters for residential and/or tourist use - a building consisting of 7 residential units - an additional building plot ideal for the construction of a prestigious detached villa, set on a hillside with panoramic lake views A unique investment opportunity on Lake Garda, with the potential to develop up to approximately 200 rooms. Further information available upon request, subject to client qualification.

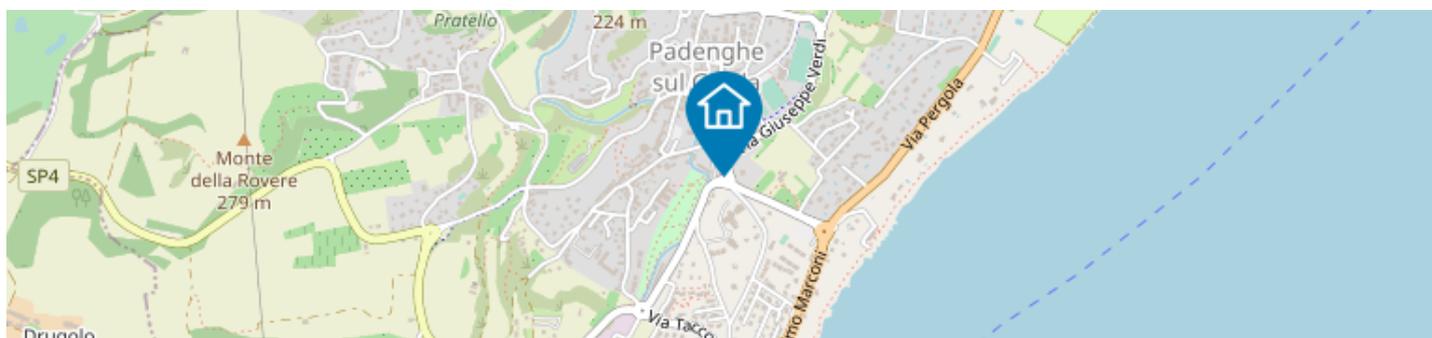
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> VA	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Good
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 100	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 4
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> 99	<b>Terraces:</b> 70
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<b>Kitchen:</b> -	<b>Furniture:</b> Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

✓ Air Conditioning	✓ Closet	✓ Concierge / Guardian	✓ Condominium Park	✓ Data Network
✓ Disabled Bathroom	✓ Double Entry	✓ Double Glasses	✓ Electric Gate	✓ Flue
✓ Independent Entrance	✓ Laundry	✓ Lift	✓ Optic Fiber	✓ Outdoor Tables
✓ Pedestrian Crossing	✓ Pool	✓ Radio	✓ Safe	✓ Satellite System
✓ Security Door	✓ Smoking Room	✓ Theft Protection	✓ Veranda	✓ Video Surveillance



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