abitare il Garda
WE MAKE IT REAL

+39 030 914 1691
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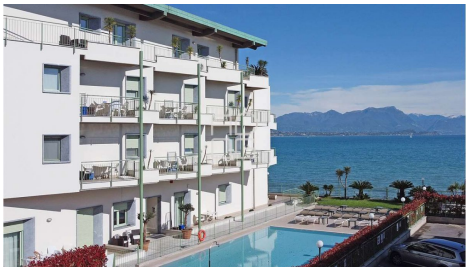
www.abitareilgarda.it







Code: V002538

EXCLUSIVE LAKEFRONT HOTEL STRUCTURE IN DESENZANO DEL GARDA

Via Lario Desenzano del Garda BS Italia

SALE
9.900.000€

Beds	Bathrooms	Garden
26	27	1000 mq

DESCRIPTION:

We offer for sale an exclusive hotel of rare beauty, located in a privileged position, directly overlooking the lake and just a few steps from the squares and shops of the historic centre of Desenzano del Garda. An access that invites a relaxing stroll along the lake, where the sound of the waves accompanies every step. The property, spread over four above-ground floors and a basement, is served by a lift and accommodates 25 flats of different sizes, arranged between the basement and the second floor. The pride of the property is the prestigious penthouse on the third and top floor, with an area of approximately 230 square metres, enriched by balconies and terraces offering a unique view of the lake. On the ground floor, the welcoming and functional entrance hall houses a reception with office, while the basement is equipped with technical and service rooms, essential for complete management of the property. A pool overlooking the lake, surrounded by a garden and solarium area, 13 garages in the basement and 28 parking spaces distributed between the interior and exterior complete this splendid structure. Direct access to the lake and the opportunity to use a private pier add further value to the property. This unique solution will appeal to those who wish to invest in a high-level accommodation facility in a context of absolute charm. For further details and to arrange a visit, we are at your complete disposal.

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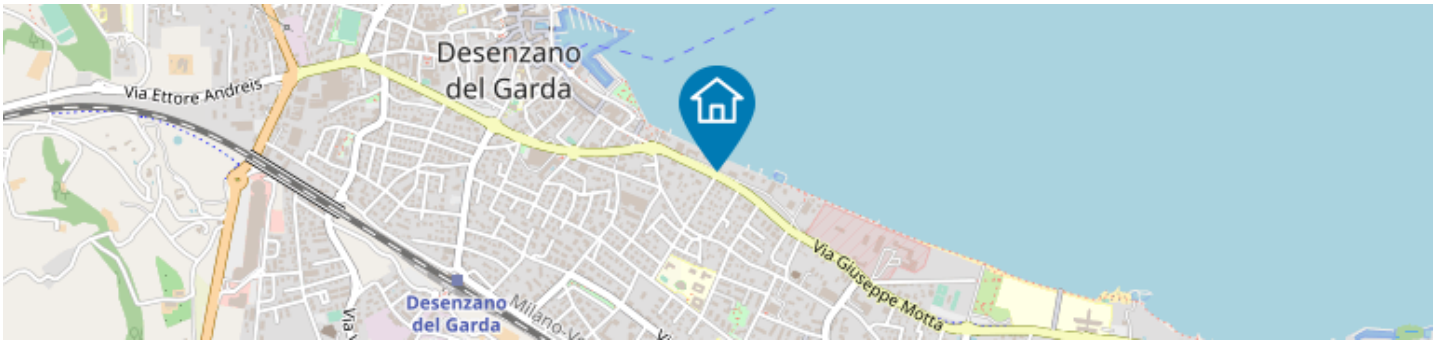
ADDITIONAL INFORMATION

Energy Rating: D	**Minimum IPE:** 112,67	**Heating:** Central	**State:** Fair Conditions
Grade: Elegant	**Position:** Lake	**View:** Lake View	**Orientation:** -
Rooms / Locals: 81	**Floor:** -	**Building Floors:** 4	**Internal Levels:** 5
Garage: 13	**Mq Garage:** -	**Parking Space:** 28	**Terraces:** 30
Mq Terraces: -	**Balconies Mq:** -	**Arcades:** -	**Mq Arcades:** -
Garden: No	**Kitchen:** -	**Furniture:** Furnished	**Annual Expenses:** -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Automotive Passage
- ✓ Closet
- ✓ Condominium Park
- ✓ Data Network
- ✓ Disabled Bathroom
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Flue
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Lift
- ✓ Outdoor Tables
- ✓ Pedestrian Crossing
- ✓ Pool
- ✓ Satellite System
- ✓ Security Door



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