abitare il Garda
WE MAKE IT REAL

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Code: V002560

# INTERESTING HOTEL 900 METERS FROM THE LAKE IN TOSCOLANO MADERNO

Via Statale Toscolano Maderno BS Italia

SALE
2.000.000€

| Beds | Bathrooms | Commercial | Garden |
|---|---|---|---|
| 24 | 29 | 945 mq | 1500 mq |

## DESCRIPTION:

In a convenient location close to major services and the Gardesana road, just 900 meters from the shores of Lake Garda and its beaches, an interesting and well-established 3-star hotel is available. The property consists of 24 rooms with balconies (4 single, 8 double, 4 triple, 6 quadruple and 2 quintuple rooms). The hotel, featuring a heated swimming pool with a whirlpool area, is spread over three above-ground floors plus a basement, as follows: ground floor, lobby with reception area, bar, breakfast room, kitchen, and 2 bathrooms; first floor, 12 rooms; second floor, 12 rooms; basement, garage, wine cellar, 7 rooms used as storage and deposit areas, technical rooms and 3 bathrooms. This is an ideal solution for those looking to invest in a strategically located hotel, situated in one of the most touristic areas around Lake Garda. For further information and details, feel free to contact us.

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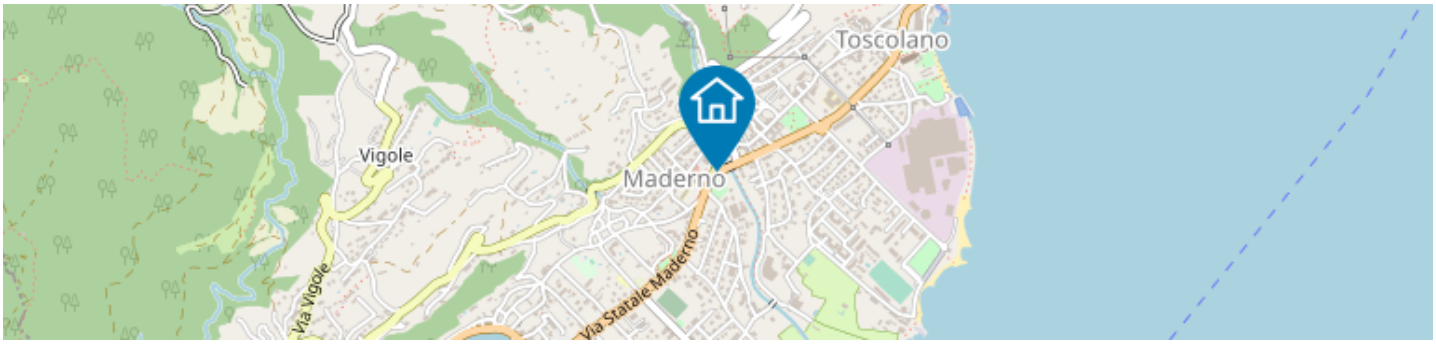
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## ADDITIONAL INFORMATION

| | | | |
|---|---|---|---|
| **Energy Rating:** VA | **Minimum IPE:** - | **Heating:** Independent | **State:** Perfect Conditions |
| **Grade:** Medio | **Position:** Lake | **View:** Garden View | **Orientation:** - |
| **Rooms / Locals:** - | **Floor:** - | **Building Floors:** 3 | **Internal Levels:** - |
| **Garage:** - | **Mq Garage:** - | **Parking Space:** - | **Terraces:** - |
| **Mq Terraces:** - | **Balconies Mq:** - | **Arcades:** - | **Mq Arcades:** - |
| **Garden:** Private | **Kitchen:** - | **Furniture:** Possibility | **Annual Expenses:** - |

## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Disabled Bathroom
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Independent Entrance
- ✓ Jacuzzi
- ✓ Laundry
- ✓ Lift
- ✓ Outdoor Tables
- ✓ Pool
- ✓ Safe




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