

Code: [V002629](#)

## PRESTIGIOUS PROPERTY WITH PANORAMIC LAKE VIEW IN DESENZANO DEL GARDA

Via Marzabotto Desenzano del Garda BS Italia

**SALE**  
**2.350.000€**

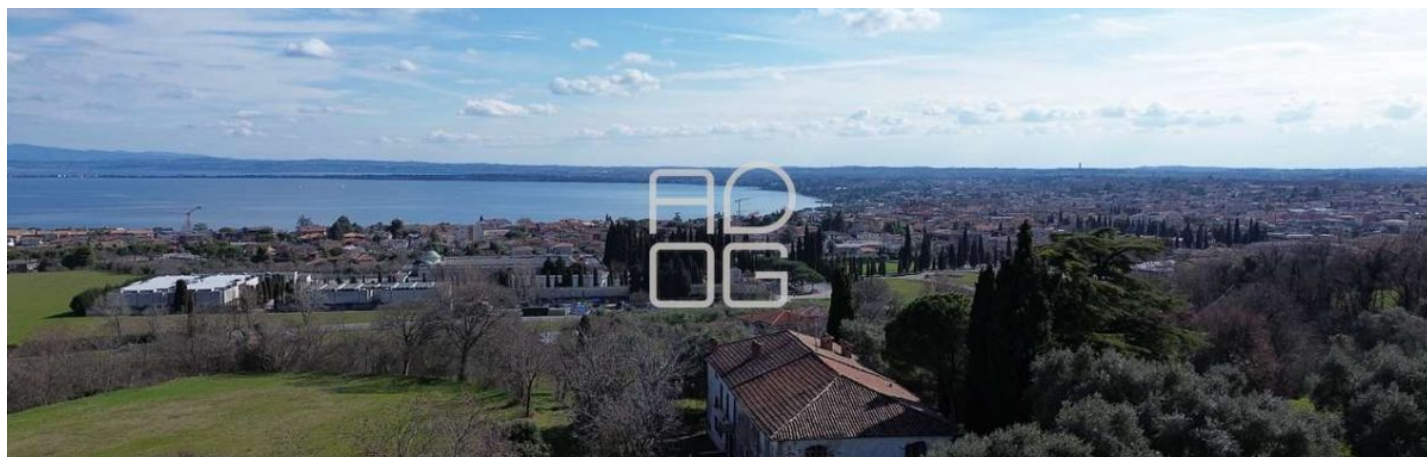
Beds	Bathrooms	Commercial	Garden
 5	 2	 780 mq	 10000 mq

### DESCRIPTION:

Located on the first hill, offering a dominant and total view of Lake Garda and the town of Desenzano del Garda, surrounded by lush greenery and a private park of approximately 10,000 sqm, we exclusively offer for sale this prestigious and rare property. The estate consists of an entire building in need of renovation, featuring two residential units along with an adjacent rustic structure, all spread over two above-ground floors, plus a connected attic. Additionally, the property includes a garage and storage area, as well as a magnificent terrace, perfect for admiring the breathtaking panorama. The property offers exceptional privacy and excellent sun exposure, with unobstructed and spectacular lake views both from the house and the surrounding private area. The main building covers approximately 750 sqm of usable space, in addition to the garage and storage area, which are currently separate from the main residence. This prestigious and charming estate presents a unique opportunity for the creation of an exclusive private villa or multiple luxury residential units, subject to the design and approval of a future development and renovation project. We remain at your disposal for further information and to arrange a visit with qualified clients.

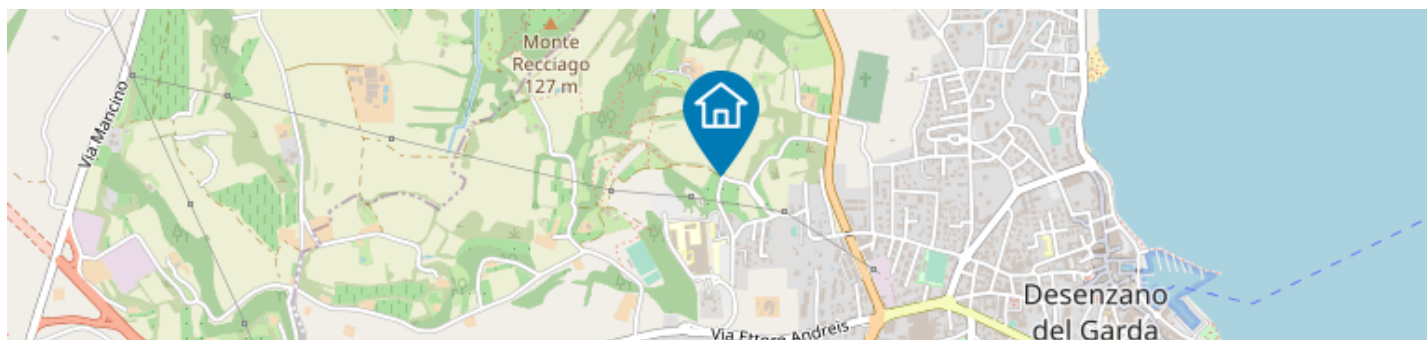
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> G	<b>Minimum IPE:</b> 420,63	<b>Heating:</b> Independent	<b>State:</b> Old
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 14	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 3
<b>Garage:</b> 1	<b>Mq Garage:</b> -	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Double Entry
- ✓ Independent Entrance



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