



Code: [V002697](#)

BUILDING FOR HOTEL DEVELOPMENT 700MT FROM THE LAKE IN DESENZANO DEL GARDA

Via Colli Storici Desenzano del Garda BS Italia

SALE
750.000€

Beds



4

Bathrooms



5

Commercial



357,88 mq

Garden



1141 mq

DESCRIPTION:

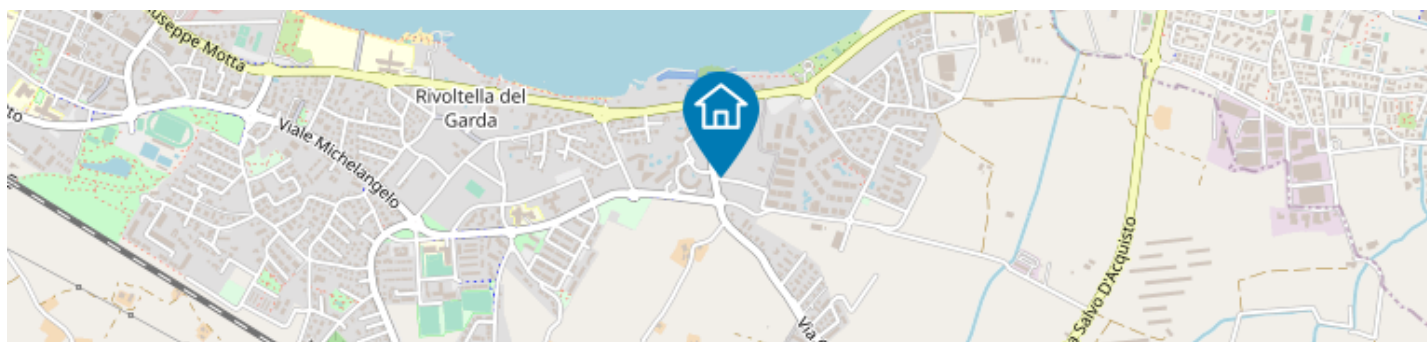
In Desenzano del Garda, in the Rivoltella district, just 700 meters from the lake and 1,5 km from the ring road, an entire building is available for sale, situated on a plot of approximately 1.140 sqm and featuring three driveway entrances. The property is composed as follows: - ground floor, a currently operating restaurant, a large outdoor seating area (plateatico) and parking space; - first floor, a spacious apartment consisting of a living room, separate kitchen, four bedrooms, a bathroom and a balcony; - basement, a garage for four cars, storage room/warehouse and laundry room. Real estate development opportunities for tourist-hospitality or hotel use include: - expansion of the existing building up to approximately 735 sqm, including the recovery of the attic; - new construction, following demolition of the current building, of up to approximately 1.095 sqm across three above-ground floors. This is an ideal solution for the development of a hotel or serviced apartment residence (RTA) in a strategic location, close to the lake and major transport routes. We remain at your disposal for further information and to schedule a viewing upon request.

ADDITIONAL INFORMATION

Energy Rating: G	Minimum IPE: -	Heating: Independent	State: To Be Renovated
Grade: Medio	Position: Suburb	View: Open View	Orientation: -
Rooms / Locals: 11	Floor: -	Building Floors: 2	Internal Levels: 3
Garage: 1	Mq Garage: 125,25	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: Cortile	Kitchen: -	Furniture: Furnished	Annual Expenses: -

ACCESSORIES

- ✓ Air Conditioning
- ✓ Automotive Passage
- ✓ Closet
- ✓ Data Network
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Outdoor Tables
- ✓ Railings
- ✓ Veranda



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