abitare il Garda
WE MAKE IT REAL

+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it



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	Bathrooms	Commercial	Garden
4	5	357,88 mq	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.

abitare il Garda
WE MAKE IT REAL

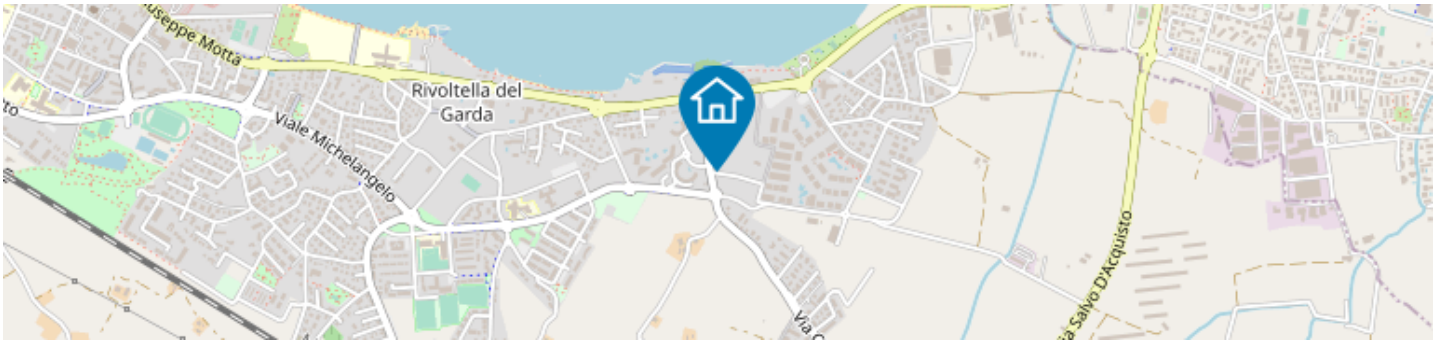
+39 030 914 1691
info@abitareilgarda.it
www.abitareilgarda.it

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



Discover more
Point here your smartphone