



Code: [V002833](#)

IMPORTANT VILLA TO BE RENOVATED IN A CENTRAL AREA IN DESENZANO DEL GARDA

Viale Motta Desenzano del Garda BS Italia

SALE
1.150.000€

Beds	Bathrooms	Commercial	Garden
 7	 7	 500 mq	 650 mq

DESCRIPTION:

Located in a central position, close to all main services, the lake, and the town centre, we offer a detached villa with great potential situated in a well-served and highly sought-after area of Desenzano del Garda. Built before 1967, the property is arranged over two above-ground levels plus an attic and a spacious basement, and is currently divided into two residential units. Thanks to its strategic location and generous dimensions, the villa is suitable for various purposes: - private residence (single villa or multiple apartments); - real estate development project; - tourist accommodation or guesthouse. An approved project is already available for the creation of: - two independent studio apartments; - a large ground-floor apartment; - an impressive duplex penthouse (first and second floors with solarium) offering partial lake views; - large underground area used as a garage for parking spaces. Further information, project details, and on-site visits are available upon request. An excellent and rare opportunity in the heart of Desenzano del Garda.

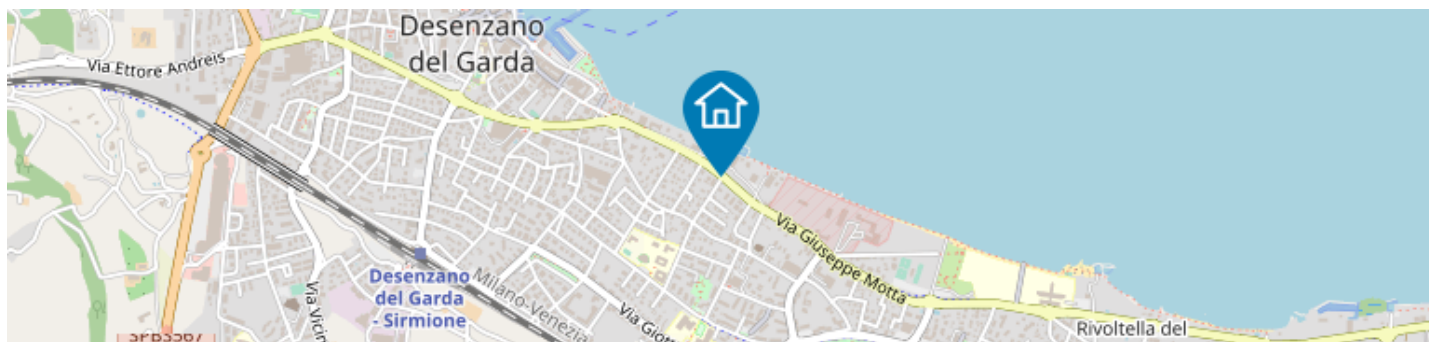
ADDITIONAL INFORMATION

Energy Rating: F	Minimum IPE: 215,82	Heating: Independent	State: To Be Renovated
Grade: Elegant	Position: Center	View: Open View	Orientation: -
Rooms / Locals: 12,5	Floor: -	Building Floors: 4	Internal Levels: 4
Garage: 1	Mq Garage: 135	Parking Space: -	Terraces: 7
Mq Terraces: 220	Balconies Mq: 17	Arcades: 1	Mq Arcades: 7
Garden: Private	Kitchen: Eat-In Kitchen	Furniture: -	Annual Expenses: -



ACCESSORIES

- ✓ Data Network
- ✓ Double Entry
- ✓ Independent Entrance



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