



Code: [V002908](#)

IN DESENZANO DEL GARDA

Via Garibaldi 130 Desenzano del Garda BS Italia

SALE
450.000€

Beds Bathrooms Commercial



4



4



201 mq

DESCRIPTION:

In the heart of Desenzano del Garda, directly overlooking Via Garibaldi and free on three sides, we offer for sale an interesting townhouse building arranged over three above-ground floors. Strategic Location: The property is located in one of the most central and lively streets of the town, just a short walk from main services, shops and the lake, in an area with strong pedestrian and tourist traffic. Development Opportunity: The property requires complete renovation and redevelopment, with the possibility of demolition and reconstruction. An approved project is already available (as shown in the renderings and floor plans included in the listing), which предусматри: - Retail shop on the ground floor, ideal for commercial activity in a highly visible location - Hospitality structure on the first and second floors, consisting of 4 bedrooms, each with private bathroom Perfect solution for investors thanks to its central location and the strong attractiveness of the area. Ideal for: - Guesthouse development - Income-producing real estate investment - Development project with approved plans We remain at your disposal for further information, technical documentation and site visits upon request.

ADDITIONAL INFORMATION

Energy Rating: G	Minimum IPE: 370,06	Heating: Independent	State: To Be Renovated
Grade: Elegant	Position: Inner City	View: -	Orientation: -
Rooms / Locals: 8	Floor: -	Building Floors: 3	Internal Levels: 3
Garage: -	Mq Garage: -	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: 2	Arcades: -	Mq Arcades: -
Garden: -	Kitchen: Eat-In Kitchen	Furniture: Not Furnished	Annual Expenses: -



ACCESSORIES

- ✓ Automotive Passage
- ✓ Data Network
- ✓ Independent Entrance
- ✓ Pedestrian Crossing



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