



Code: [V003092](#)

PORTION OF A BUILDING TO RENOVATE IN THE CENTRE OF DESENZANO DEL GARDA IN DESENZANO DEL GARDA

Desenzano del Garda BS Italia

SALE
970.000€

Commercial

Garden



474 mq



95 mq

DESCRIPTION:

In the centre of Desenzano del Garda, conveniently located close to the main services and just a short distance from the lake, we offer for sale an interesting portion of a building, featuring generous spaces, outdoor areas and significant potential for redevelopment. The property requires renovation and is arranged over several levels. On the ground floor, there are two one-bedroom apartments, while the first and second floors each accommodate a spacious three-bedroom apartment, both enhanced by a large private terrace. In particular, the apartment on the second floor and its terrace offer pleasant glimpses of Lake Garda, an element that further enhances the value and potential of the property. The building also includes a spacious attic, offering interesting possibilities for further enhancement and where, subject to verification of the applicable planning and building regulations, it may be possible to create an additional residential unit. The property also features a pleasant private garden and four outdoor parking spaces, with the possibility of creating a fifth – a particularly valuable feature given the central location of the building. Thanks to its characteristics, size and internal layout, the property is particularly well suited to a renovation and real estate enhancement project, with the possibility of creating several independent residential units to be sold or used for traditional or holiday rentals. An interesting real estate development opportunity in the centre of one of the most sought-after destinations on Lake Garda. Further information, floor plans and documentation relating to the property are available at our office.

ADDITIONAL INFORMATION

Energy Rating: G	Minimum IPE: -	Heating: Independent	State: To Be Renovated
Grade: Medio	Position: Center	View: -	Orientation: -
Rooms / Locals: 21	Floor: -	Building Floors: 3	Internal Levels: 3
Garage: -	Mq Garage: -	Parking Space: 5	Terraces: 2
Mq Terraces: 54	Balconies Mq: 1,7	Arcades: 1	Mq Arcades: -
Garden: Private	Kitchen: -	Furniture: -	Annual Expenses: -



ACCESSORIES

- ✓ Closet
- ✓ Double Entry
- ✓ Laundry



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