Edilfin srl
via Giorgio Strehler 19 - 25080 Manerba del Garda
Phone number 0365551761

Rustic
€ 700.000 negotiable
Ref. 33091066-9

1.115 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 24

Ref: DP-066-9
Nestled among the streets of the charming historic center of San Felice del Benaco, a short distance from the lake, beaches, and amenities, we offer for sale a spacious building complete with a beautiful internal courtyard and a large terrace offering stunning views of the lake and the Rocca di Manerba. The three-story building comprises commercial spaces on the ground floor and residential spaces on the upper floors. This layout has been retained in the current approved renovation project, which includes the possibility of creating two large commercial spaces suitable for a shop, office, or clinic, and eight spacious residential units, one of which features a large lake-view terrace. The possibility of converting the commercial spaces into garages for the residential units is also worth considering. Given the building's characteristics and generous floor space, this is an ideal solution for a stylish real estate development. We remain available for further information.
This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Property details

Address: via garibaldi, 12
Bedrooms: 3
Bathrooms: 2
Rooms: 24

Edilfin srl
via Giorgio Strehler 19 - 25080 Manerba del Garda
Phone number 0365551761

State of Preservation: Be Restored

Level: Multi-Storey

Total Floor: 3

Indipendent heating: Indipendent

Parking: Carport

Year built: 1970

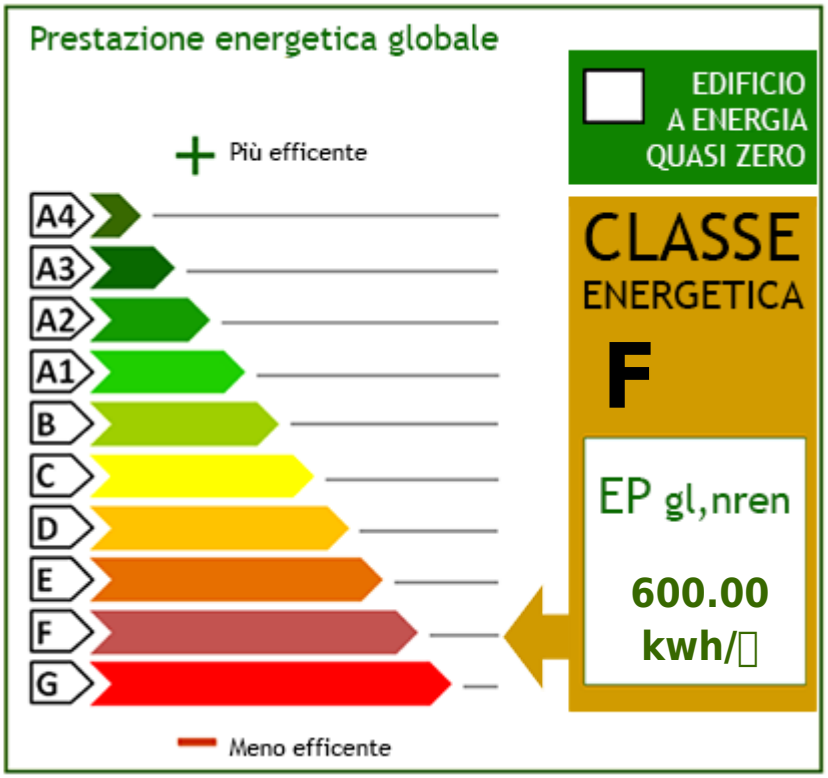
Current Status: Free for the notarial deed

Balconies: Present

Terrace: Present

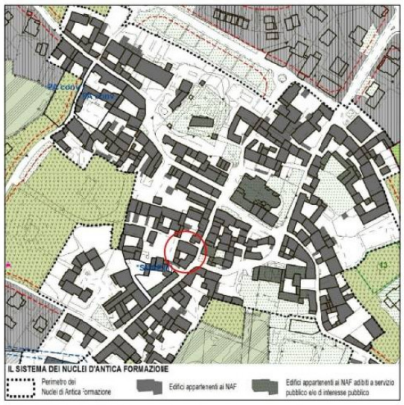
Garden: Common

Box: Single

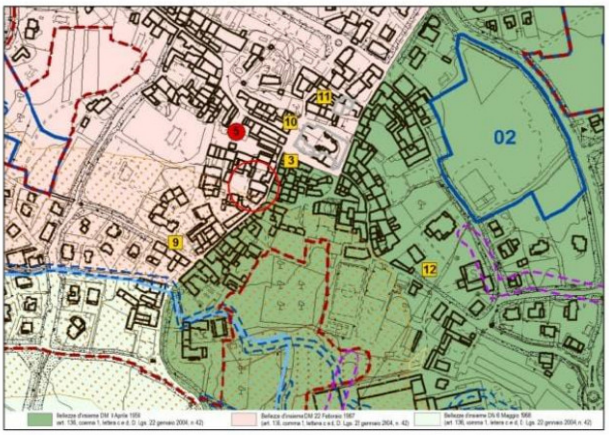


Edilfin srl
via Giorgio Strehler 19 - Manerba del Garda (BS) - Phone number 0365551761
info@edilfin.com - https://www.edilfin.com/en
VAT 01801040989

Edilfin srl
via Giorgio Strehler 19 - Manerba del Garda (BS) - Phone number 0365551761
info@edilfin.com - https://www.edilfin.com/en
VAT 01801040989



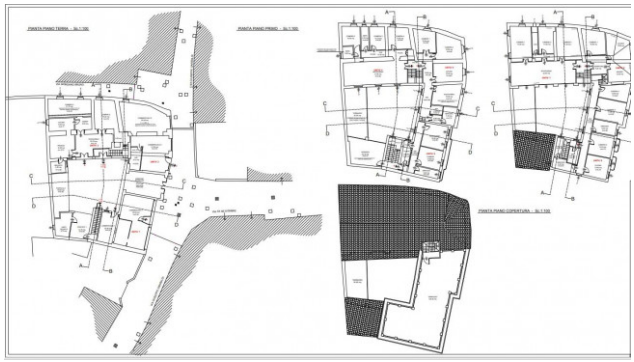
ESTRATTO PGT - Nucleo Antica Formazione

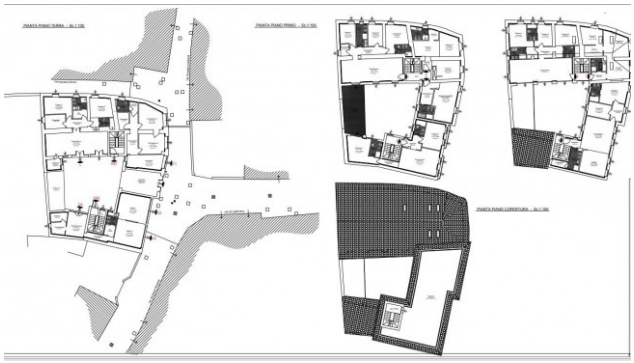


ESTRATTO PGT - Vincolo Paesaggistico D.M. 22 febbraio 1967

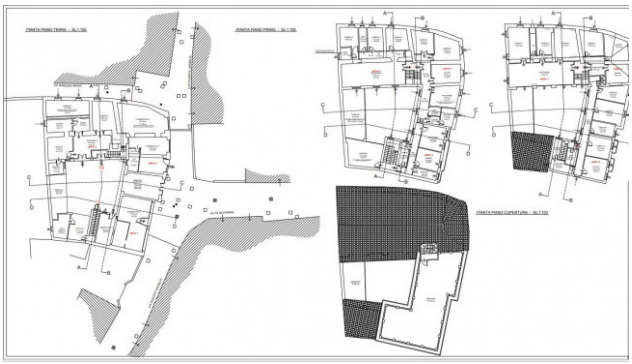
PROSPETTI IN VIA GARIBALDI

CORTE INTERNA





Edilfin srl
via Giorgio Strehler 19 - Manerba del Garda (BS) - Phone number 0365551761
info@edilfin.com - https://www.edilfin.com/en
VAT 01801040989



Edilfin srl
via Giorgio Strehler 19 - Manerba del Garda (BS) - Phone number 0365551761
info@edilfin.com - https://www.edilfin.com/en
VAT 01801040989