

**Detached House
Desenzano del Garda
Price on Application
Ref. 33091035-485**



700 sq.m. | Rooms: 30

ref. EB 035-485

Historic Townhouse for Sale Exclusively in the Center of Desenzano del Garda.

In the historic center, a few steps from Piazza Matteotti and 100 meters from the lakefront, we offer for sale a townhouse with great charm and development potential.

The building, rarely available on the market, offers the possibility of creating a prestigious residential project, a tourist-accommodation facility, or a mixed-use project.

Superintendence approval already granted, geological study to position cranes in the exclusive outdoor area already completed (no public land use costs). Possibility of an apartment exchange.

Composition

Ground Floor: Historic and highly renowned former restaurant with exclusive outdoor seating, interiors in excellent condition. Possibility of conversion into residential units.

Upper Floors: Three residential levels to renovate, perfect for creating multiple luxury apartments or suites.

Accessibility

Strategic location that allows the entry of vehicles and equipment for renovation work.

Extra

Possibility of installing an internal lift.

Features and Strengths

Premium location: pedestrianized historic center, close to shops, restaurants, beaches, and amenities.

Proximity to the lake: only 100 m from the lakefront.

Unique investment: a rare asset in the heart of Desenzano, with high potential for growth.

Design flexibility: residential, tourist or commercial.

Exclusive outdoor space: a rare feature in the historic center, ideal for multiple destinations.

Completed architectural designs are available to facilitate project planning and maximize the value of the property.

Opportunity

A unique opportunity for investors, developers, and real estate professionals interested in a prestigious project in the center of Desenzano del Garda, a year-round destination for tourism and services.

Contact us for information, floor plans, and viewings.

This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Certification

Energy Class: B

Property details

Address: Via Nazario Sauro

Rooms: 30

State of Preservation: Be Restored

Level: Ground Floor

Total Floor: 4

Indipendent heating: Indipendent

Suitable for Students: Yes

Current Status: Free for the notarial deed

Balconies: Present

Terrace: Present

Garden: Private

Sea Distance: 200 meter

Kitchen: Regular Kitchen

Pets Allowed: Yes



PROSPETTO NORD
Stato di variante



Edilfin srl

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







