

Building/Palace
Desenzano del Garda
€ 1.030.000
Ref. 33091035-524



600 sq.m. | Bathrooms: 6 | Rooms: 15

ref. EB 035-524

Charming resort with swimming pool among vineyards and lake – accommodation business established on Lake Garda.

In the heart of the Desenzano del Garda countryside, among vineyards and nature and just five minutes from the most renowned beaches of Lake Garda, we offer for sale a refined and charming accommodation property, now an established tourist facility with an international clientele.

The property is fully operational and ready to generate revenue, with reservations already confirmed for next year and the ability to resume operations immediately without any intervention.

Strategic location for international tourism.

The property is located next to the prestigious Chery Golf San Vigilio, one of the most popular golf destinations in Northern Italy, a short distance from the famous South Garda Karting circuit, a European point of reference for international drivers and teams, and large

amusement parks such as Gardaland, Caneva, etc.

The very presence of the circuit guarantees a significant influx of guests even in the off-season months, including professional drivers and enthusiasts from all over Europe.

The property is also approximately 20 minutes from Verona Airport and is easily accessible by motorway and train station.

The property.

The complex stands on a plot of approximately 900 square meters and includes a building of approximately 500 square meters spread over three levels, divided into four large independent apartments, fully furnished and equipped for hospitality.

Composition

2 three-room apartments with 1 bathroom 2 four-room apartments with 2 bathrooms The apartments are particularly spacious and designed for quality tourist stays, with:

Fully equipped kitchens, spacious living areas, large private gardens or covered terraces, complete hospitality amenities (linens, towels, kitchen utensils, hairdryer and courtesy kit). Each unit has completely independent systems, ensuring maximum management flexibility.

Outdoor spaces.

The property enjoys a very peaceful setting, surrounded by vineyards and the typical landscapes of Garda.

Among the available services:

A 50m2 swimming pool, gardens and relaxation areas, and several private parking spaces are all featured. This setting recreates the atmosphere of a small country resort, making it particularly popular with international guests.

Renovation and technical equipment.

The entire structure was completely renovated in 2018 with interventions aimed at comfort and energy efficiency:

Thermal insulation, solar panels for domestic hot water, independent condensing boilers for each apartment, independent systems, security system with alarm and video surveillance.

Highly profitable investment.

The property has been active in the Garda tourist market for years, with high nightly rates and very high occupancy throughout the year.

The combination of lakeside tourism, international golf, and go-kart racing allows the resort to attract diverse tourist flows throughout the year, making the business particularly robust and stable.

An additional advantage for the investor is the presence of confirmed reservations for next year, which allows them to continue operating immediately.

Rare opportunity on Lake Garda.

Thanks to its location between Desenzano del Garda, the prestigious Chery Golf San Vigilio, the South Garda Karting circuit, and the beaches of Lake Garda, this property represents an interesting opportunity for investors seeking a charming, established hospitality facility in one of Europe's most sought-after tourist destinations.

Certification

Energy Class: C

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Property details

Address: localita bellavista

Bathrooms: 6

Rooms: 15

State of Preservation: Excellent

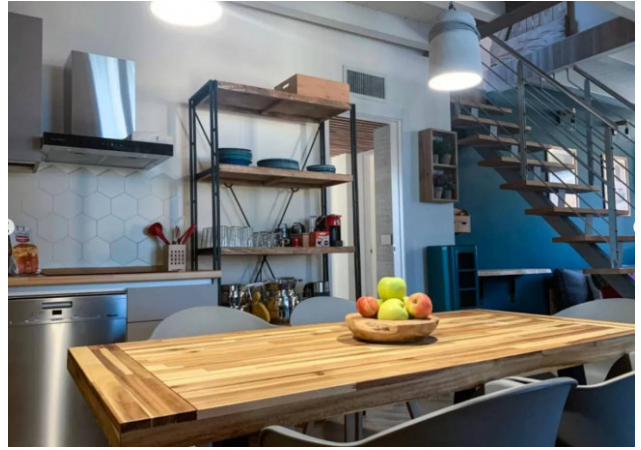
Independent heating: Independent

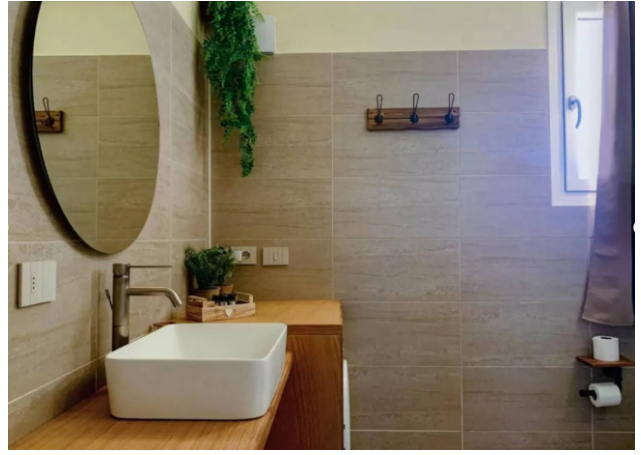
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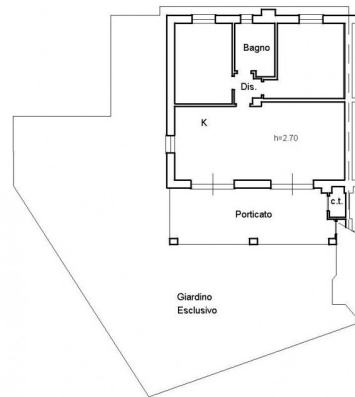




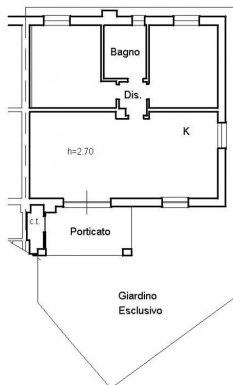




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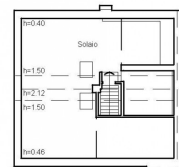
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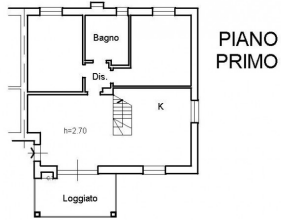


PIANO SECONDO (Sottotetto)



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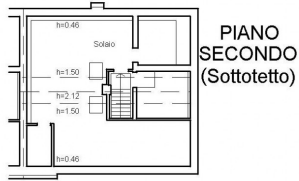
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PIANO PRIMO

PIANO TERRA

Posto auto scoperto



PIANO SECONDO (Sottotetto)



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