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

Villa
€ 495.000
Ref. 33091012-132

500 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 9

Ref: DD-012-132

Situated in a strategic and highly trafficked location, we offer for sale a large, detached townhouse, free on four sides, ideal for those seeking spacious living combined with the option of running a business on the property's doorstep or generating rental income.
The generous size and height of the ground floor offer the interesting possibility-subject to planning approval-of transforming part of the warehouses into a second independent residential unit, making the property perfect for two families.

The ground floor is currently divided into several units offering maximum flexibility:
Shop (Cat. C/1): A space of approximately 88 m² with large windows facing the street, perfect for businesses requiring visibility.Warehouses and Storage (Cat. C/2): Additional spaces totaling approximately 170 m², ideal for storage, workshops, or archives, complete with offices and restrooms.Ancillary Rooms: There is also a practical cellar in the basement, a shared boiler room, and a tavern.

An independent entrance leads to the upper floor, where a generously sized apartment is located, characterised by a functional layout:
Living Area: Large entrance hall, dining room with separate kitchenette, and bright living room with sitting area. There is also a bathroom (for a total of three bathrooms in the entire property). Sleeping Area: The sleeping area consists of three bedrooms, one of

which has an adjoining bathroom.

The property is surrounded by a large private garden and a paved courtyard that provides plenty of parking and easy maneuvering for loading and unloading.

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

Certification

Energy Class: G

Property details

Address: via Trento, 58

Zip Code: 25080

Bedrooms: 3

Bathrooms: 3

Rooms: 9

State of Preservation: Good

Indipendent heating: Indipendent

Year built: 1970

Current Status: Free for the notarial deed

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info@edilfin.com - https://www.edilfin.com/en
VAT 01801040989

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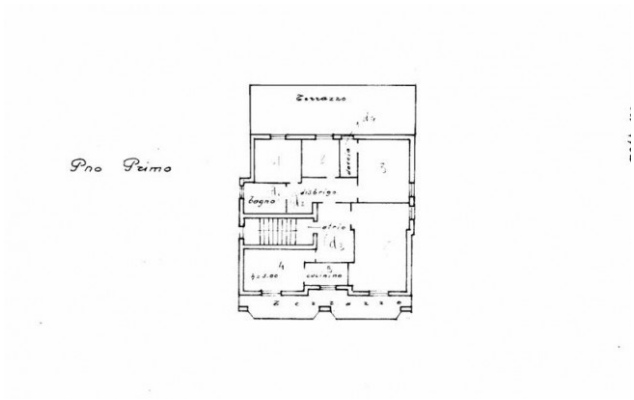

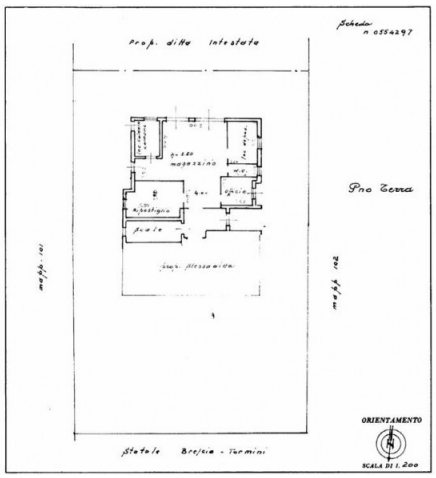

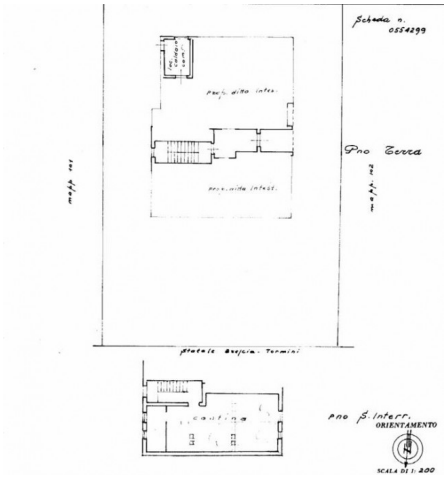

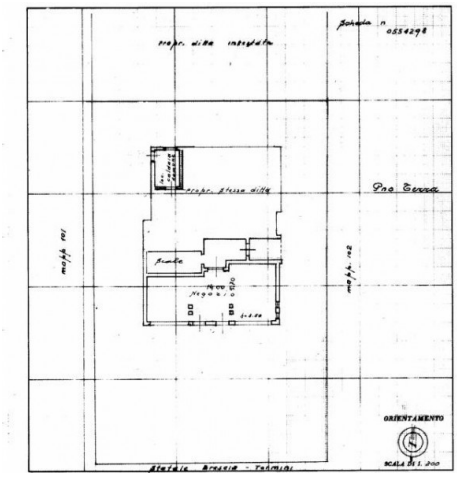

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