

Bussolengo - Gardasee

## House in a great location in Bussolengo

Property ID: IT244921493



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**PURCHASE PRICE: 1.760.000 EUR • LIVING SPACE: ca. 704 m<sup>2</sup> • ROOMS: 31 • LAND AREA: 7.500 m<sup>2</sup>**

**Property ID: IT244921493 - 37012 Bussolengo - Gardasee**

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## At a glance

<b>Property ID</b>	<b>IT244921493</b>	<b>Purchase Price</b>	<b>1.760.000 EUR</b>
<b>Living Space</b>	<b>ca. 704 m<sup>2</sup></b>	<b>Commission</b>	<b>Subject to commission</b>
<b>Available from</b>	<b>25.02.2025</b>	<b>Total Space</b>	<b>ca. 1.384 m<sup>2</sup></b>
<b>Rooms</b>	<b>31</b>	<b>Usable Space</b>	<b>ca. 880 m<sup>2</sup></b>
<b>Bedrooms</b>	<b>10</b>		
<b>Bathrooms</b>	<b>10</b>		
<b>Year of construction</b>	<b>1961</b>		

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## **Energy Data**

Type of heating	Single-storey heating system
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

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## **A first impression**

**In an excellent location between the Lake, amusement parks and Verona we propose a land-sky block of flats with no neighbors.**

**The property is divided into four apartments, two of more than 200 sqm and two of 100 sqm.**

**On the ground floor there is a restaurant business well known in the area that will be sold with the property equipped with a parking lot of 3500 sqm.**

**At the back there are four garages and a park with tall trees of over 4000 sqm where a swimming pool can be made.**

**The current state of the building is good due to the maintenance of the property and renovations done over the years.**

**It is possible to turn the complex into a hotel with the catering already established on the ground floor.**

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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