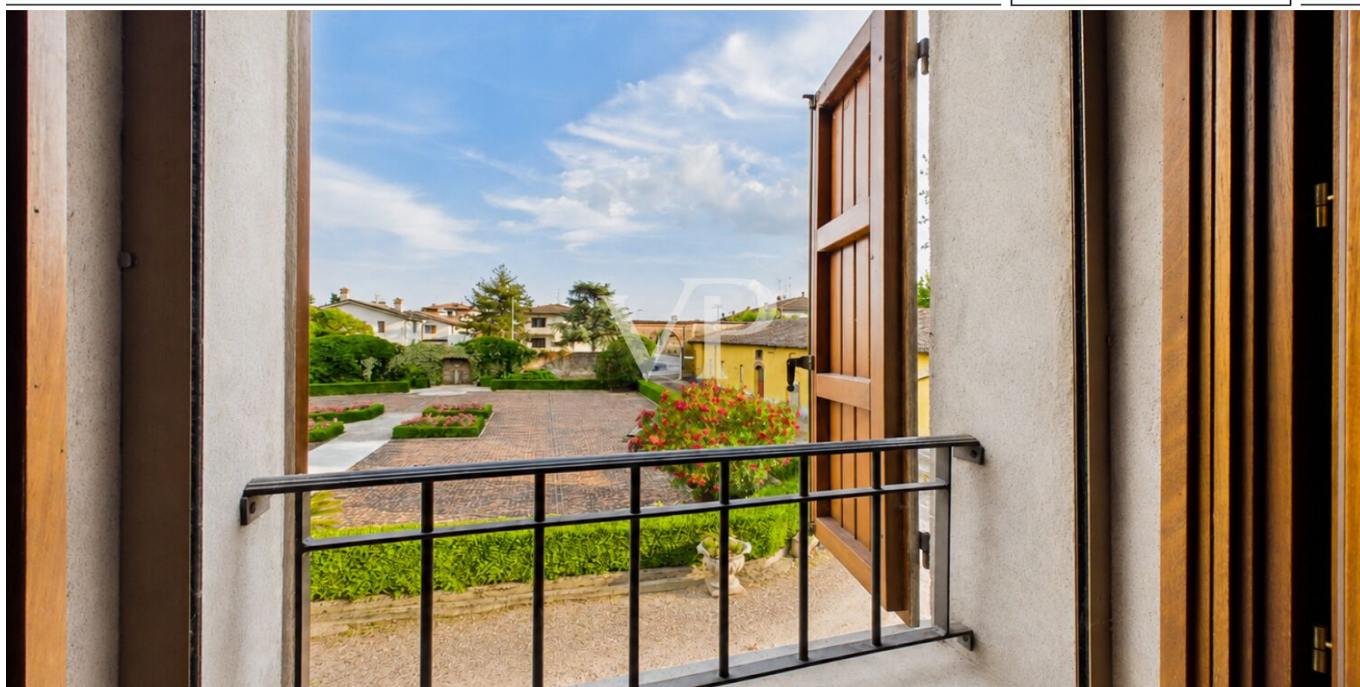


**Sorga' - Verona**

## **Private Apartment with B & B Started - 7 Rooms with En-Suite Bathroom**

**Property ID: IT264923228**



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 390.000 EUR • LIVING SPACE: ca. 400 m<sup>2</sup> • ROOMS: 15**

**Property ID: IT264923228 - 37060 Sorga' - Verona**

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **Details of amenities**
- **All about the location**
- **Contact partner**

**Property ID: IT264923228 - 37060 Sorga' - Verona**

## At a glance

|                      |                        |
|----------------------|------------------------|
| Property ID          | IT264923228            |
| Living Space         | ca. 400 m <sup>2</sup> |
| Rooms                | 15                     |
| Bedrooms             | 10                     |
| Bathrooms            | 9                      |
| Year of construction | 1400                   |

|                |                                   |
|----------------|-----------------------------------|
| Purchase Price | 390.000 EUR                       |
| Type           | Apartment                         |
| Commission     | Subject to commission             |
| Total Space    | ca. 500 m <sup>2</sup>            |
| Usable Space   | ca. 500 m <sup>2</sup>            |
| Equipment      | Terrace, Swimming pool, Fireplace |

**Property ID: IT264923228 - 37060 Sorga' - Verona**

## Energy Data

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

Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



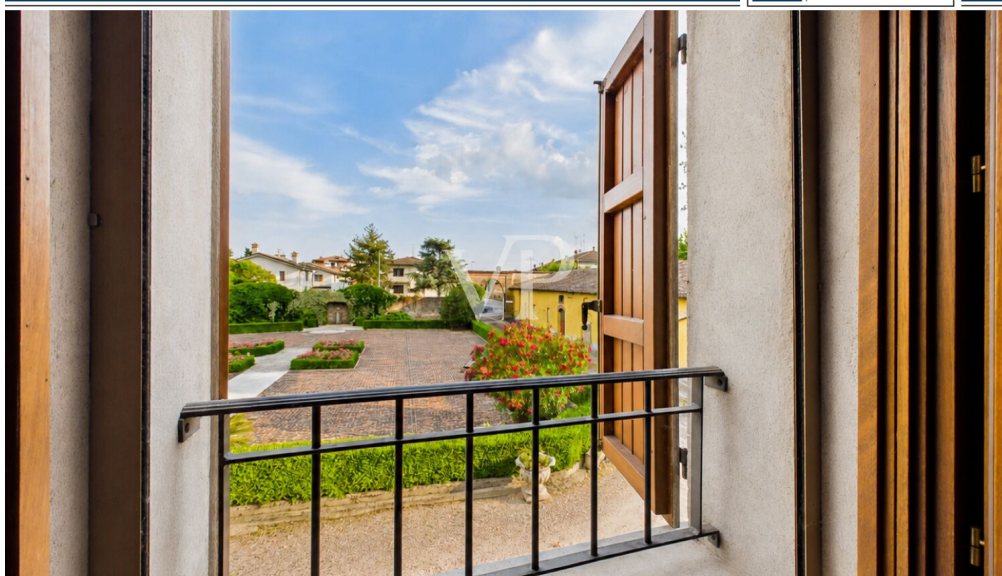
Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

## The property



Property ID: IT264923228 - 37060 Sorga' - Verona

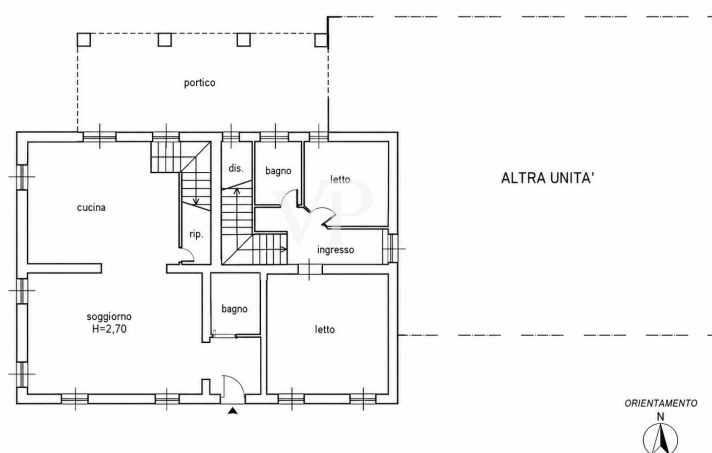
## The property



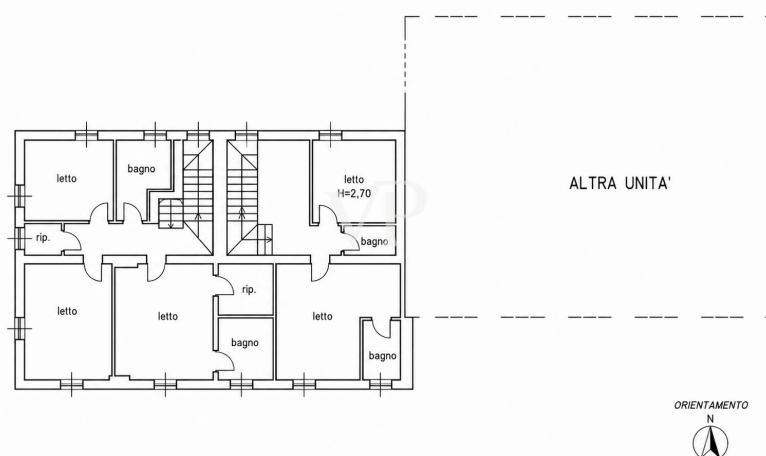
Property ID: IT264923228 - 37060 Sorga' - Verona

## Floor plans

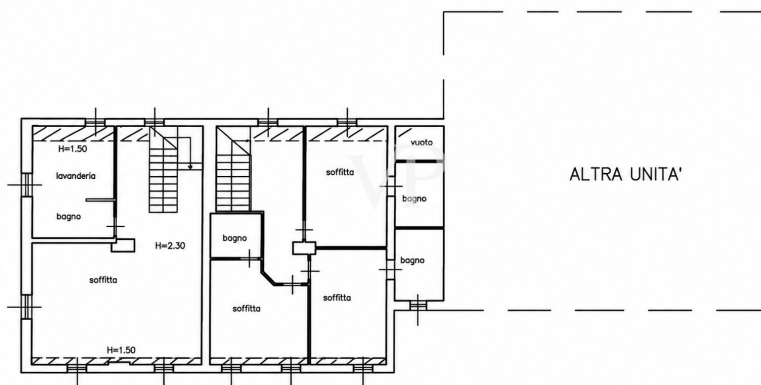
PIANO TERRA



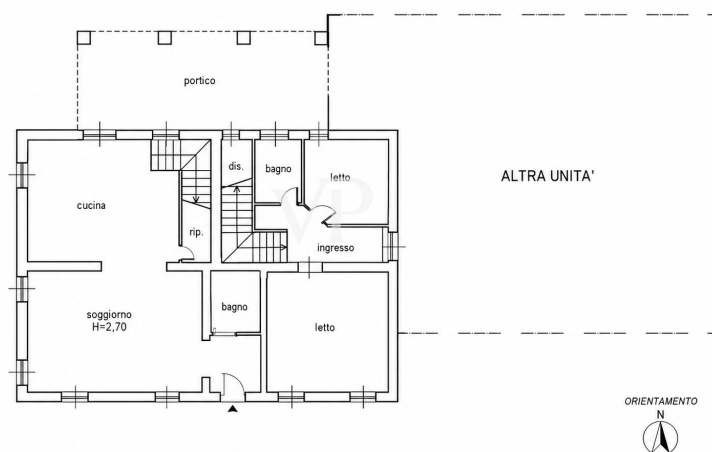
PIANO PRIMO



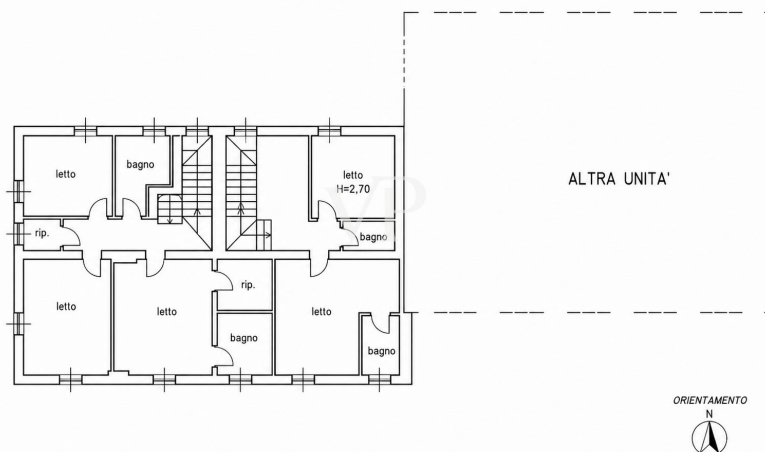
## PIANO SECONDO



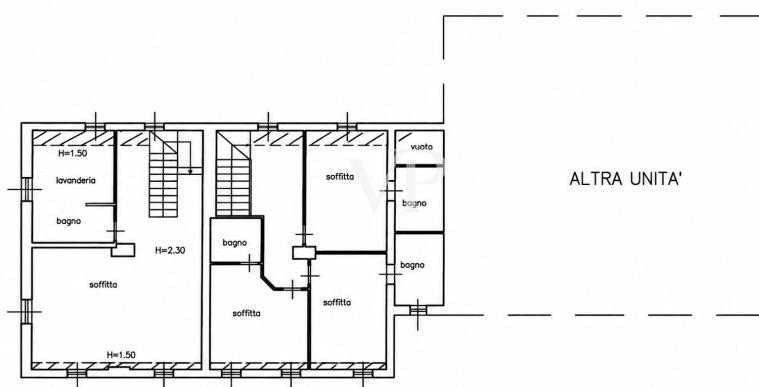
## PIANO TERRA



## PIANO PRIMO



## PIANO SECONDO



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

**Property ID: IT264923228 - 37060 Sorga' - Verona**

## A first impression

Strategically located between Verona and Mantua, we are offering for sale an elegant residential property already set up for a lodging business, nestled in the greenery of a private park.

The property includes:

A detached master apartment—spacious and well-maintained, ideal as a residence for the owner or manager.

A B&B with 7 bedrooms, all with private bathrooms—fully equipped, ready for use, and well-maintained

Private park – a secluded green setting that ensures privacy for guests and enhances the entire property

A turnkey opportunity for those wishing to start or continue a lodging business in a highly popular tourist area, or for those seeking a spacious residence with the potential for income.

**Property ID: IT264923228 - 37060 Sorga' - Verona**

## **Details of amenities**

**B&B Rooms (7 rooms):**

- En-suite bathroom in every room
- Bed linens and towels
- Private parking with a garden

**Property ID: IT264923228 - 37060 Sorga' - Verona**

## All about the location

Sorgà is a town of about 3,000 residents located in the province of Verona.

The town straddles the border between Veneto and Lombardy. This location makes it possible to reach Mantua in just 10 minutes by car (about 15 km) and Verona in about 30 minutes (35 km). Lake Garda is just over 40 km away, while Verona Villafranca Airport can be reached in about 25 minutes.

It's ideal for those seeking tranquility without sacrificing proximity to major urban and tourist centers. Verona and Mantua, both UNESCO World Heritage Sites, are major destinations for cultural, artistic, and food-and-wine tourism.

**Property ID: IT264923228 - 37060 Sorga' - Verona**

## Contact partner

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

**Christian Weissensteiner**

---

**Largo Dante Alighieri, n.3, 25087 Salò**

**Tel.: +39 0365 690596**

**E-Mail: [salo@von-poll.com](mailto:salo@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

---

**[www.von-poll.com](http://www.von-poll.com)**