

Manerba del Garda – Gardasee

Extensibility of 50%: Hotel with restaurant directly on the lake

Property ID: IT22415393



PURCHASE PRICE: 2.750.000 EUR • ROOMS: 20 • LAND AREA: 1.900 m²

Property ID: IT22415393 - 25080 Manerba del Garda – Gardasee

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

Property ID: IT22415393 - 25080 Manerba del Garda – Gardasee

At a glance

Property ID	IT22415393
Available from	According to the arrangement
Rooms	20
Year of construction	1955

Purchase Price	2.750.000 EUR
Commission	Subject to commission
Total Space	ca. 1.729 m ²
Condition of property	Needs renovation
Usable Space	ca. 1.300 m ²
Equipment	Terrace, Balcony

Property ID: IT22415393 - 25080 Manerba del Garda – Gardasee

Energy Data

Energy Source	GAS
Energy certificate valid until	30.11.2032
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	170.00 kWh/m²a
Energy efficiency class	G

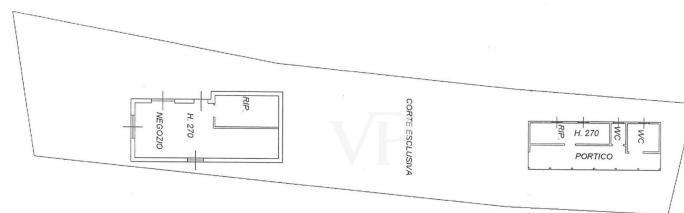
Property ID: IT22415393 - 25080 Manerba del Garda – Gardasee

The property



Property ID: IT22415393 - 25080 Manerba del Garda – Gardasee

Floor plans



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: IT22415393 - 25080 Manerba del Garda – Gardasee

A first impression

In a unique location directly by the Lake you can find this hotel and restaurant with great potential. The complex covers three floors above ground and is composed as follows: On the ground floor we find the lobby with reception, office, kitchen, pantry, bathrooms, bar and large restaurant; On the first and second floors we find the hotel rooms. The property is completed by a large owned parking lot and a very large terrace facing directly toward the lake and usable for the restaurant. The location, the beautiful lake view and the complete package make this property very interesting as an investment with excellent prospects. This ad is generic to respect our client's privacy. Please make us your inquiry with your reference data or call us at the office for more information.

Property ID: IT22415393 - 25080 Manerba del Garda – Gardasee

All about the location

The town of Manerba del Garda, located in the southern part of Lake Garda, is known for its unique and incomparable view of Lake Garda. Nowhere else is it possible to see such a sweeping view from south to north of the lake. Framed by olive groves, vineyards and cypress trees, it is the ideal place to relax. The region, characterized by a green moraine landscape, allows you to let your soul dangle and experience nature in its purest state. Manerba del Garda is considered one of the most interesting towns on Lake Garda. It is home to more than 5,000 people over an area of about 28 square kilometers. The town is best known for its lakefront, one of the most beautiful on the lake. Manerba is known for its picturesque coastal area with the small port of Porto Dusano and beautiful long beaches. North of the Rocca di Manerba, the long, narrow promontory of Punta Belvedere juts into the lake. From its tip one can wade to the cypress island of San Biagio, which offers wonderful bathing spots on its shallow shore.

Property ID: IT22415393 - 25080 Manerba del Garda – Gardasee

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Largo Dante Alighieri, n.3 Salo

E-Mail: salo@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com