






Code: [V001956](#)

## LAKEFRONT HOTEL WITH RESTAURANT IN MANERBA IN MANERBA DEL GARDA

Via Pace Manerba del Garda BS Italia

**SALE**  
**2.750.000€**

Beds      Bathrooms      Commercial  
 20     24     790 mq

### DESCRIPTION:

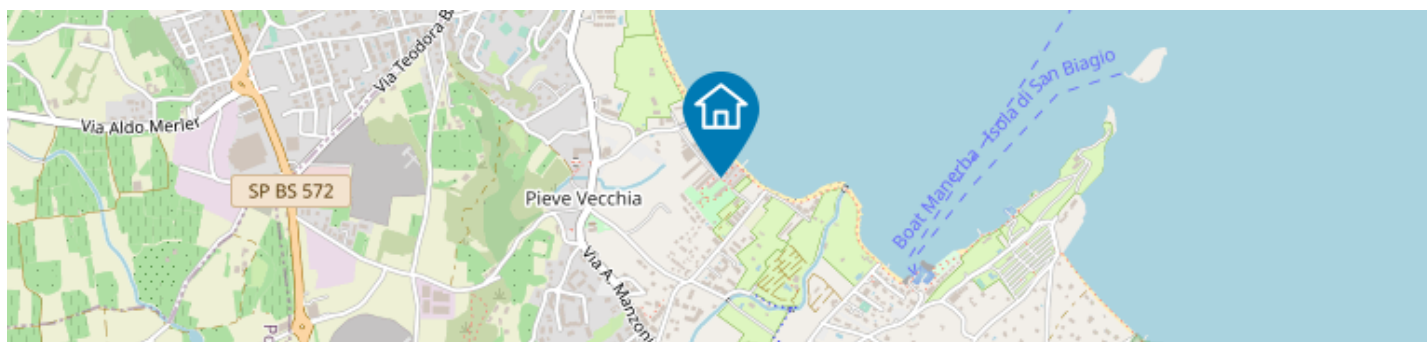
In Manerba del Garda, in a unique position, facing the lake and directly overlooking one of the best known and most popular beaches of Lake Garda, stands this hotel with adjacent restaurant. The three-storey hotel has a large private car park and is arranged as follows: on the 390 m<sup>2</sup> ground floor, there is a lobby with reception, a hall seating 80 people, a kitchen, a bar, a pantry, an office, bathrooms and an outdoor plateau facing the lake seating 150 people; on the 220 m<sup>2</sup> first floor, there are 12 double rooms with private bathroom, 9 of which have a balcony and 3 a terrace, and 3 rooms used as storage/restrooms; on the 180 m<sup>2</sup> second and top floor, there are 8 rooms with bathrooms used by the staff as lodgings. Currently this floor (attic) is not habitable due to its height. Possibility of extension in order to raise the top floor and thus realize a further 8 rooms with private bathroom to a total of 20. We remain available for further information and details on request.

## ADDITIONAL INFORMATION

<b>Energy Rating:</b> VA	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Good
<b>Grade:</b> Elegant	<b>Position:</b> Lake	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 41	<b>Floor:</b> 3	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 3
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> -	<b>Terraces:</b> 3
<b>Mq Terraces:</b> 50	<b>Balconies Mq:</b> 38	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> No	<b>Kitchen:</b> -	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -

## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Independent Entrance
- ✓ Outdoor Tables
- ✓ Satellite System



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