






Code: [V002129](#)

## OLD TOWN BUILDING WITH LAKE VIEW TERRACE IN SAN FELICE DEL BENACO

Via Antiche Mura San Felice del Benaco BS Italia

SALE  
700.000€

Beds      Bathrooms      Commercial  
 16     7     900 mq

### DESCRIPTION:

Set amidst the streets of the characteristic historical centre of San Felice del Benaco, a short distance from the lake, beaches and services, we offer for sale a spacious building complete with a beautiful internal court and a large terrace from which to enjoy beautiful views of the lake and the Rocca di Manerba. The building, developed on three levels, consists of spaces for commercial use on the ground floor and spaces for residential use on the upper floors. This configuration has been maintained in the current approved renovation project in which there is the possibility of obtaining two large commercial spaces that could be used as shops, offices or surgeries, and seven residential units of ample size, one of which is complete with a large terrace overlooking the lake. Also to be considered is the possibility of converting the commercial spaces into garages for the residential units. An ideal solution for a flavourful real estate development, given the characteristics of the building, with ample square meters. We remain at your disposal for further information.

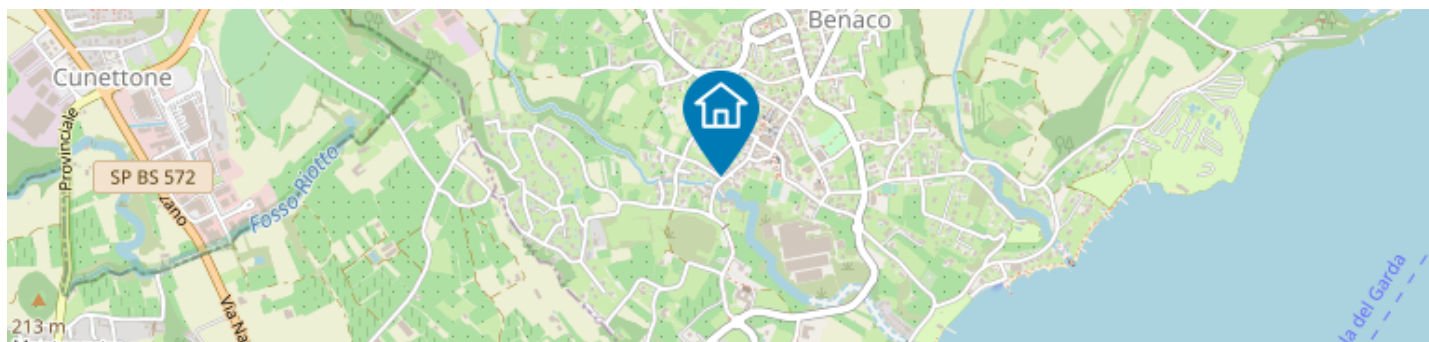
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> NC	<b>Minimum IPE:</b> -	<b>Heating:</b> -	<b>State:</b> To Be Renovated
<b>Grade:</b> Medio	<b>Position:</b> Inner City	<b>View:</b> Lake View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 60	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 3
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> -	<b>Terraces:</b> 2
<b>Mq Terraces:</b> 180	<b>Balconies Mq:</b> -	<b>Arcades:</b> 2	<b>Mq Arcades:</b> 45
<b>Garden:</b> Cortile	<b>Kitchen:</b> -	<b>Furniture:</b> Not Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Automotive Passage
- ✓ Closet
- ✓ Flue
- ✓ Independent Entrance
- ✓ Pedestrian Crossing



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