



Code: [V002098](#)

## BUILDING TO BE RENOVATED IN CENTRAL LOCATION IN POZZOLENGO

Via Capoborgo Pozzolengo BS Italia

**SALE**  
**310.000€**

Beds 4 Bathrooms 3 Commercial 342 mq Garden 11 mq

### DESCRIPTION:

In a central area, just a few steps from the centre of the Comune of Pozzolengo, we offer for sale a large building to be renovated, ideal for various types of renovation. The property, developed on two floors, consists on the ground floor of a large commercial space, previously used as a restaurant, complete with an outside patio area of approximately 50sq.m., while on the first floor we find the residential part currently accessible by both internal and external staircase. The building requires important renovation work that could be developed in the direction of several residential units or also for a tourist business, given the continuous increase in tourism in the areas surrounding the lake, thanks also to the numerous and now renowned wineries in the area. We remain at your disposal for further information and on-site visits

## ADDITIONAL INFORMATION

<b>Energy Rating:</b> VA	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> To Be Renovated
<b>Grade:</b> Medio	<b>Position:</b> Center	<b>View:</b> -	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 9,5	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 2
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> 5	<b>Terraces:</b> 1
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> 22	<b>Arcades:</b> 1	<b>Mq Arcades:</b> -
<b>Garden:</b> Cortile	<b>Kitchen:</b> -	<b>Furniture:</b> -	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Automotive Passage
- ✓ Closet
- ✓ Double Entry
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Pedestrian Crossing



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