



Code: [V002569](#)

## CHARMING PROPERTY TO RENOVATE IN DESENZANO DEL GARDA

Via Giuseppe di Vittorio Desenzano del Garda BS Italia

**SALE**  
**310.000€**

Beds	Bathrooms	Commercial	Garden
 3	 2	 130 mq	 90 mq

### DESCRIPTION:

In the charming historic centre of the district of Rivoltella, just a few steps away from the main services and the beautiful beach, we offer for sale a characteristic town-house solution in need of renovation. The privileged position allows one to reach the squares and the centre of Desenzano del Garda by foot, through a suggestive lakeside walk, while enjoying the extraordinary panorama of Lake Garda. The property is on two main levels plus an attic and has a large private inner courtyard, a rare and precious element in historical contexts. On the ground floor we find a spacious living area with bathroom and an eat-in kitchen, while on the first floor is the sleeping area, consisting of three large bedrooms and a second bathroom. The property is in need of major renovation, offering the opportunity to enhance its great potential. Renovation possibilities include the valorisation of the attic, today not livable, which can be carried out after obtaining the relevant authorisation. In addition, the internal courtyard offers the ideal space to be transformed into a corner for relaxing and conviviality, perfect for enjoying wonderful outdoor moments. This solution represents a unique opportunity either for those who would like to realise a spacious and personalised main home, or for those who would like to start a small and characteristic holiday home, taking advantage of the charm of the historic location and the closeness to the lake. We remain at your disposal for further information and site visits.

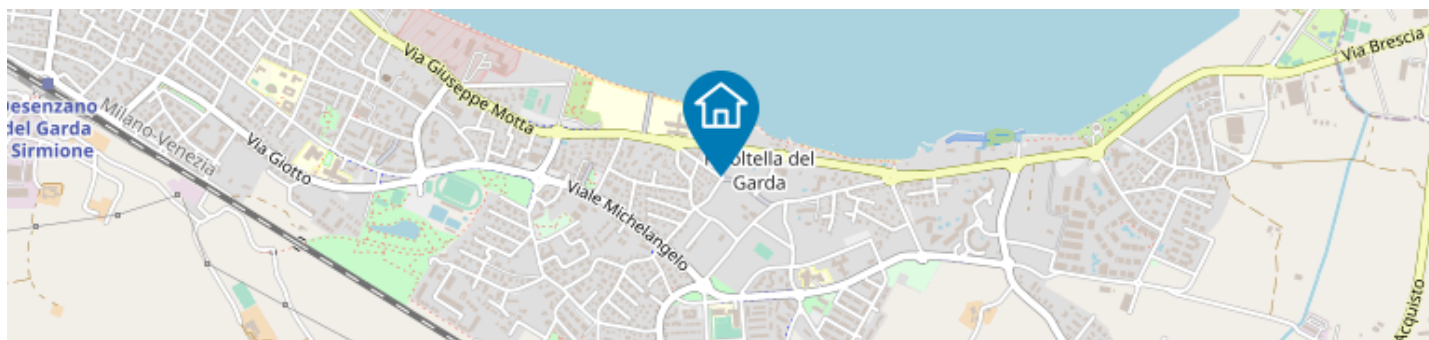
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> VA	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> To Be Renovated
<b>Grade:</b> Economico	<b>Position:</b> Inner City	<b>View:</b> Garden View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 7	<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> -
<b>Mq Terraces:</b> -	<b>Balconies Mq:</b> -	<b>Arcades:</b> -	<b>Mq Arcades:</b> -
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Fireplace
- ✓ Flue



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