



Code: [V002570](#)

## EXCLUSIVE PROPERTY IN THE HEART OF DESENZANO IN DESENZANO DEL GARDA

Via Guglielmo Marconi Desenzano del Garda BS Italia

**SALE**  
**2.200.000€**

Beds	Bathrooms	Commercial	Garden
6	7	300 mq	314 mq

### DESCRIPTION:

In the centre of Desenzano del Garda, just a few steps from the historic town centre and the lakeshore, we offer a unique and exclusive property, perfect for the development of a prestigious private villa. Located in a strategic and privileged position, this property offers spacious and well-structured spaces, perfect for creating a luxury residence with every comfort, immersed in the charm of the heart of Lake Garda. At the moment, the property is operating as a high-level guest house, with a successful management that confirms its value and potential. It is spread over several levels and comprises six refined rooms, each characterised by unique design details, as well as a splendid suite designed to offer an exclusive experience. Common areas include an elegant lobby, a bright breakfast room and a fully equipped kitchen, elements that could be transformed or adapted to meet the needs of a private residence of the highest standard. The central location, combined with the peace and quiet of the context, makes this property an ideal solution for those seeking an exclusive retreat within walking distance of the best that Desenzano has to offer, with restaurants, boutiques, the harbour and train station within easy reach. The large private parking area is also a rare and valuable plus in this location. The property offers great opportunities for customisation and development, making it possible to create a property that perfectly reflects the taste and needs of the future owner. If you wish to build a luxury villa in one of the most attractive locations on Lake Garda, this property represents an unmissable opportunity. We remain at your disposal for further information and on-site visits.

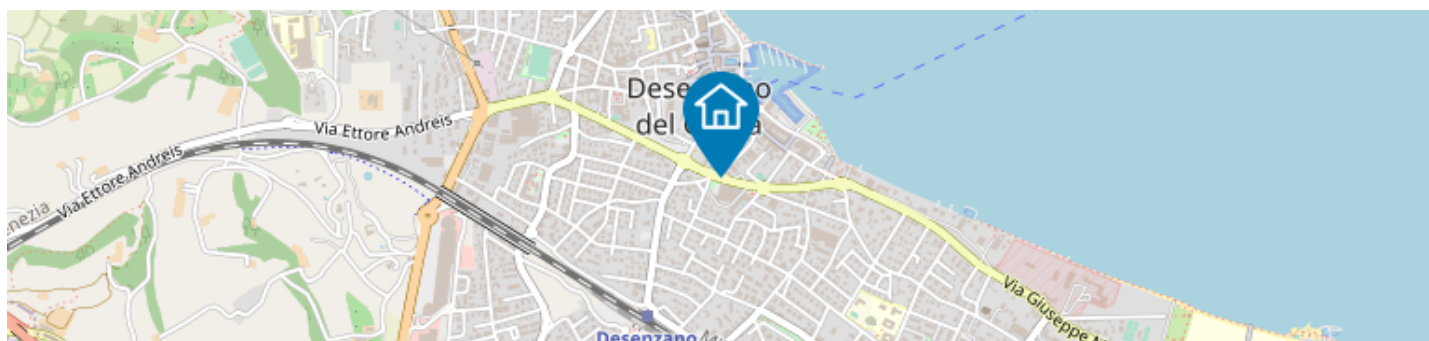
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> D	<b>Minimum IPE:</b> 495,46	<b>Heating:</b> Independent	<b>State:</b> Perfect Conditions
<b>Grade:</b> Elegant	<b>Position:</b> Center	<b>View:</b> Garden View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> -	<b>Floor:</b> -	<b>Building Floors:</b> 2	<b>Internal Levels:</b> 2
<b>Garage:</b> -	<b>Mq Garage:</b> -	<b>Parking Space:</b> 9	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 20	<b>Balconies Mq:</b> 5	<b>Arcades:</b> 1	<b>Mq Arcades:</b> -
<b>Garden:</b> No	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Automotive Passage
- ✓ Closet
- ✓ Concierge / Guardian
- ✓ Data Network
- ✓ Disabled Bathroom
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Electric Shutters
- ✓ Flue
- ✓ Home Automation System
- ✓ Independent Entrance
- ✓ Mosquito Nets
- ✓ Optic Fiber
- ✓ Outdoor Tables
- ✓ Pedestrian Crossing
- ✓ Photovoltaic System
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Veranda
- ✓ Video Surveillance



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