



Code: [V002600](#)

## BUILDING IN THE HISTORIC CENTER IN DESENZANO DEL GARDA

Piazza Duomo Desenzano del Garda BS Italia

SALE  
1.100.000€

Commercial

 225 mq

### DESCRIPTION:

In the vibrant heart of Desenzano del Garda, just 50 meters from the Old Port and the lakeside promenade, stands this elegant historic building, a unique opportunity for those seeking an exclusive environment in a prime location. With a surface area of approximately 300 sqm distributed over five levels and high visibility thanks to its five shop windows facing the main street, the building offers endless possibilities for use. The ground floor and the first floor host a renowned retail business specializing in clothing and accessories, while the other three floors, connected by both a staircase and an elevator, are vacant and ready to be customized, making them perfect for an office or professional activity. The heating system is powered by a centralized boiler, while cooling is provided by a heat pump, ensuring comfort in every season. Thanks to its strategic location and great visibility, this building represents an unmissable opportunity to invest in a property with great potential, in the center of one of the most enchanting and sought-after locations on Lake Garda. We remain available for further information and viewings.

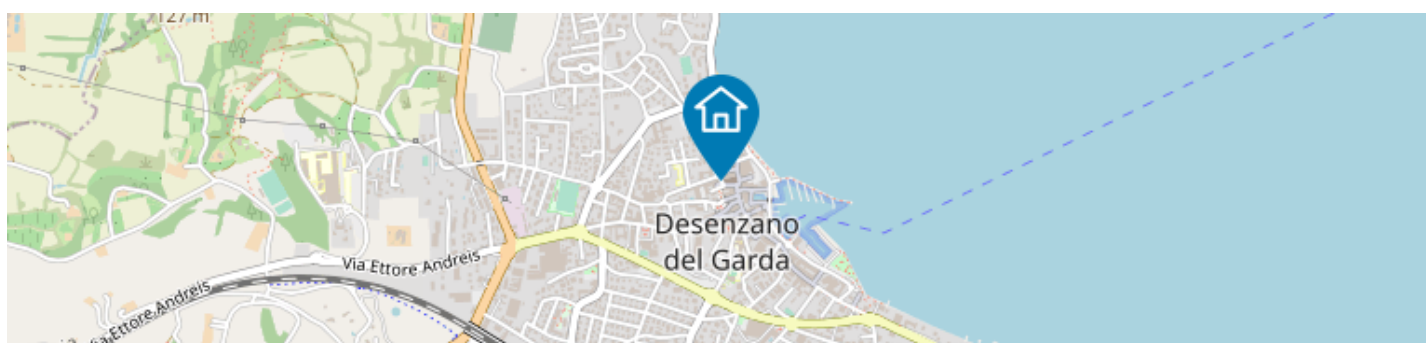
### ADDITIONAL INFORMATION

<b>Energy Rating:</b> VA	<b>Minimum IPE:</b> -	<b>Heating:</b> Central	<b>State:</b> Good
<b>Grade:</b> Elegant	<b>Position:</b> Inner City	<b>View:</b> Statue View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 5,5	<b>Floor:</b> -	<b>Building Floors:</b> 4	<b>Internal Levels:</b> 5
<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> No	<b>Kitchen:</b> -	<b>Furniture:</b> -	<b>Annual Expenses:</b> -



### ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Independent Entrance
- ✓ Lift
- ✓ Pedestrian Crossing



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