



Code: [V002460](#)

## PRESTIGIOUS PERIOD BUILDING IN THE CITY CENTER IN LONATO DEL GARDA

Via Pozzolo Lonato del Garda BS Italia

**SALE**  
**2.200.000€**

Beds	Bathrooms	Commercial	Garden
 8	 10	 1252 mq	 974 mq

### DESCRIPTION:

In the heart of the historic center of Lonato del Garda, just 5 km from the lakeside and the beaches of Desenzano, we offer for sale this elegant historic residence dating back to the 16th century, listed among the most important historic residences in Brescia in the fourth volume of Fausto Lechi. The property includes the main villa of approximately 800 square meters, embellished with original Venetian frescoes and marble, in good maintenance condition, and 3 apartments to be renovated totaling approximately 450 square meters, for a total of approximately 1.250 square meters of interior space, 8 bedrooms, and 10 bathrooms. The exterior spaces include a large internal courtyard with a front and back garden of approximately 950 square meters, a six-bay portico, and the large terrace of the main villa. Completing the property is a garage of approximately 130 square meters with 5 overhead doors. This property represents an extraordinary investment opportunity with the possibility of creating an additional 3 apartments and is ideal both as a real estate operation and for transformation into a charming boutique hotel, attracting an international clientele seeking a refined and elegant place to stay just a stone's throw from the shores of Lake Garda. We remain at your disposal for more information and on-site visits.

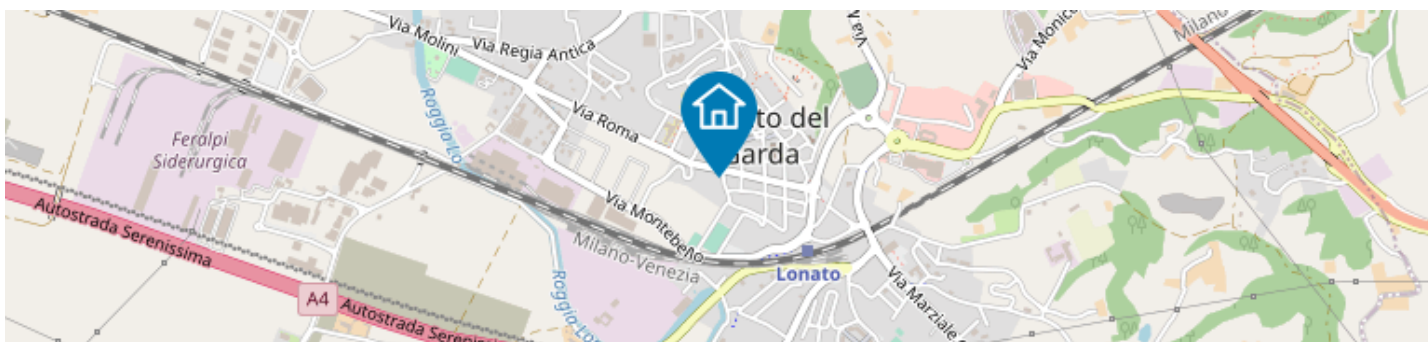
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> VA	<b>Minimum IPE:</b> -	<b>Heating:</b> Independent	<b>State:</b> Good
<b>Grade:</b> Elegant	<b>Position:</b> Inner City	<b>View:</b> Garden View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 28	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 4
<b>Garage:</b> 1	<b>Mq Garage:</b> 131	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 71	<b>Balconies Mq:</b> -	<b>Arcades:</b> 1	<b>Mq Arcades:</b> 52
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Possibility	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Railings
- ✓ Theft Protection
- ✓ Veranda



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