

Bussolengo – Gardasee

# House in a great location in Bussolengo

Property ID: IT244921493



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PURCHASE PRICE: 1.760.000 EUR • LIVING SPACE: ca. 704 m<sup>2</sup> • ROOMS: 31 • LAND AREA: 7.500 m<sup>2</sup>

Property ID: IT244921493 - 37012 Bussolengo – Gardasee

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT244921493 |
| Living Space         | ca. 704 m²  |
| Available from       | 25.02.2025  |
| Rooms                | 31          |
| Bedrooms             | 10          |
| Bathrooms            | 10          |
| Year of construction | 1961        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 1.760.000 EUR         |
| Commission     | Subject to commission |
| Total Space    | ca. 1.384 m²          |
| Usable Space   | ca. 880 m²            |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Single-storey heating system                                                |
| Power Source       | Gas                                                                         |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## A first impression

In an excellent location between the Lake, amusement parks and Verona we propose a land-sky block of flats with no neighbors.

The property is divided into four apartments, two of more than 200 sqm and two of 100 sqm.

On the ground floor there is a restaurant business well known in the area that will be sold with the property equipped with a parking lot of 3500 sqm.

At the back there are four garages and a park with tall trees of over 4000 sqm where a swimming pool can be made.

The current state of the building is good due to the maintenance of the property and renovations done over the years.

It is possible to turn the complex into a hotel with the catering already established on the ground floor.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Largo Dante Alighieri, n.3, 25087 Salò

Tel.: +39 0365 690596

E-Mail: [salo@von-poll.com](mailto:salo@von-poll.com)

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