

GLORIOUS CREW

INTERNATIONAL REAL ESTATE

CODE: 3484

€ 438.000,00

Located inside the elegant 'Palazzo Morgante' we offer for sale a ground floor shop adjacent to the lakeside.

Thanks to its seven southeast-facing windows, the store enjoys considerable visibility and brightness, making it ideal for commercial activities of any kind.

Internally, the spaces are divided into three rooms, each with its own entrance. This allows for the creation of two separate spaces. The property includes a bathroom, an anteroom and a practical closet.

The state of preservation is excellent, with high-quality finishes and a large size that allows for the best use of the internal spaces. It features a sound system, custom-made, certified fireproof curtains, and is barrier-free, with central heating and cooling.

A 19 sq m garage located nearby is for sale separately, with building rights, for €25,000.

The surrounding area is characterized by other commercial businesses and residential properties, offering a dynamic and lively atmosphere. The property is surrounded by the greenery of the communal garden and enjoys a spectacular lake view.

The shop is part of a condominium complex that includes security, heating and cooling management, common area cleaning, garden maintenance, and shared lighting.

Adjacent to the property there is a parking lot dedicated to loading/unloading and a convenient public parking for customers.

An ideal investment opportunity in Lake Garda's most renowned area or for those seeking a spacious and strategic location for their business.

Reason: sale

Type: Shop

Address: Piazza Bresciani

Region: Piazza Bresciani, 1

Province: Brescia

Municipality: Salò

Total Square Meters: 160

Bedrooms: 0

Bathrooms: 1

Rooms: 3

Age Construction: -

Box: Single , 18.00 Mq

SQ.MT. Covered: -

SQ.MT. Not Covered: -

State Of Preservation: Excellent

Level: Piano terra

Total Floor: 0

Lift: Central Heating

Address: No



PIANO TERRA



Current Status: Excellent

Condominium Cost: 360

Exposition: -

Balconies: -

Kitchen: -

Terrace: -

Garden: Common

EPI: -

Cellar: -