Realroi
Piazza Malvezzi 23 - 25015 Desenzano del Garda
Phone number (+39) 030 4191413

Building complex for Sale in Castiglione delle Stiviere

€ 890.000

Ref. CBI119-1337-486



500 sq.m | Bathrooms: 2 | Rooms: 8

For sale is a commercial property located on the busiest main street in Castiglione delle Stiviere. Please note that the sale is for the property only, not the business.
Access is from the mezzanine floor of approximately 130 m² with large, highly visible windows, perfect for ensuring maximum exposure and capturing the attention of those passing by on the main street.
The basement of approximately 180 m² has direct access and is ideal as a warehouse, storage room or garage.
Upstairs is a 130 m² apartment, unfinished and customizable to suit your needs: ideal for expansion (for example, a bar/restaurant with dedicated spaces) or for residential use.
Outside, the flat terrace is perfect for transforming into an outdoor space, especially in spring and autumn. The property also includes private parking for approximately 10 cars, ensuring guests' convenience.
Thanks to its prime location and versatile features, this property is an ideal opportunity for various commercial or entrepreneurial activities.

Castiglione delle Stiviere, a town of about 30,000 inhabitants on the moraine hills, is known for its ties to the Gonzaga family and its patron saint, Saint Aloysius Gonzaga. The idea of the International Red Cross was born here, thanks to Henry Dunant's experience during the Battle of Solferino, which is now documented in the Red Cross Museum. Distinguished by its unique historical and urban heritage in the province of Mantua, it also offers excellent food and wine and sports opportunities, with renowned golf courses and equestrian facilities.

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Coldwell Banker, founded in 1906 in San Francisco, is a world-renowned real estate network, recognized for over a century as a benchmark in the global market. Our brand is synonymous with reliability, excellence, and innovation, appreciated by the most discerning clients for the quality of our services and our international presence. With over 3,300 locations and more than 100,000 agents in 44 countries, our global network allows us to connect buyers and sellers around the world.
Coldwell Banker Real Estate, located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port, is the hub of our operations on Lake Garda and the surrounding area. Our headquarters reflects our philosophy: welcoming, elegant, and professional, it is the place where supply and demand for exclusive properties meet. We specialize in finding and promoting prestigious properties, guaranteeing our clients personalized and attentive service, meeting every luxury real estate need.

Certification

Energy Class: G

Property Informations

Address: via Mazzini, snc

Bathrooms: 2

Rooms: 8

State of Preservation: Good

Number Of Windows: 3

Features

Air-Conditioned	Antifire	ADSL Coverage
Fastweb Coverage	Alarm	Bath: By Law

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Public Transport
Kindergarten	Elementary Schools	Schools	High Schools
Cafe	Post Offices	Shopping Centers	Municipal Offices

















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