

## Cafe for Sale in Desenzano del Garda Desenzano del Garda € 110.000 Ref. CBI119-1337-617



### 60 sq.m | Bathrooms: 2 | Rooms: 1

For sale in Desenzano del Garda, in one of the city's most prestigious and popular areas, is a bar that has been in business for 11 years. The venue is located on the ground floor of a building in excellent condition and enjoys an excellent view of the main street. The property comprises a single room, two bathrooms, a display case, and a patio with a portico and an al fresco area. The well-maintained and bright interior is ideal for accommodating several tables and ensuring a welcoming atmosphere for customers.

The area surrounding the bar is well served by shops and businesses, which guarantee a high footfall of potential customers.

An excellent investment opportunity for those looking to start a restaurant business in one of Lake Garda's most popular tourist destinations. Thanks to its features and strategic location, this bar offers a solid foundation for entrepreneurial success. All equipment and furnishings are included in the price.

IMAGES ARE PURELY INDICATIVE. Come visit us for more information and to see the space.

Desenzano is the capital of the lower Garda area, directly overlooking the lake. With its beautiful beaches, the old port, the pier, and elegant piazzas, it offers breathtaking views and picture-perfect scenery. Famous for its restaurants, elegant hotels, and entertainment venues, it enjoys a central and strategic location within northern Italy, convenient for all travel thanks to the nearby access points to the A4 motorway and the ring road connecting Brescia to Verona. It also enjoys excellent public transportation services: a train station, several bus lines, and ferries for navigation and connections across the lake.



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Coldwell Banker Real Estate is located in the historic heart of Desenzano del Garda, at Piazza Malvezzi 23, just steps from the old port. Our office perfectly embodies our philosophy: hospitality, elegance, and professionalism, in a place where supply and demand for exclusive properties meet. We specialize in selecting and promoting prestigious properties, offering a personalized, attentive, and confidential service, able to meet every need in the luxury real estate sector.

## Certification

Energy Class: G

## Property Informations

Address: Piazza Malvezzi, 23

Zip Code: 25015

Bathrooms: 2

Rooms: 1

State of Preservation: Excellent

Covered sq.m.: 55 sq.m

Number Of Windows: 1

## Features

Air-Conditioned

ADSL Coverage

Bath: By Law

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices

