

Historical building for sale in Gargnano Villavetro € 1.150.000 Ref. 567



620 sq.m. | Bathrooms: 6 | Bedrooms: 9 | Rooms: 15 | Garden: Private

Historic building in the heart of Gargnano, Villavetro: a unique opportunity amidst lake, history, and charm.

In the heart of the charming historic village of Gargnano, in the renowned hamlet of Villavetro, just steps from the new marina, the sailing club, the beaches of Bogliaco and Corno, and the shores of Lake Garda, lies one of the most exclusive locations on the Riviera dei Limoni. Just a short distance from the renowned Bogliaco Golf Club, we offer a prestigious real estate complex with great potential. Nestled in a setting of rare beauty, surrounded by the elegant buildings of the historic center, the building represents a unique opportunity for investors and entrepreneurs seeking a high-profile project.

The main entrance is through an imposing antique marble portal that leads to a splendid internal courtyard, the true heart of the property. Here, a magnificent portico unfolds, a charming space that could be used as an elegant reception area, reviving the historic "Vico Vetere" restaurant, a landmark of Lake Garda dining in the 1990s, or converted into covered parking spaces for the property.

On the opposite side of the portico is the old restaurant, still registered as a commercial building today. It features striking exposed brick vaults and a dramatic central marble column that lends the rooms a timeless elegance. It is perfect for conversion into a spa or gym, with several adjoining rooms featuring vaulted cellars overlooking the courtyard.

The upper floors house five generously sized apartments, all overlooking the internal courtyard and facing south, south/east. They have two independent entrances, one from the main courtyard and the other from the rear courtyard, ensuring maximum flexibility in the future distribution of space.

Completing the property is a private orchard, a rare feature in the historic center, offering a tranquil oasis and opening up exciting design possibilities. Its size allows for the creation of an elegant swimming pool, further enhancing the value of the entire complex and making it ideal for a boutique hotel, a charming residence, or a refined apartment complex for high-end tourist rentals.

The entire complex is urban planning-compliant, ready for a major restoration and enhancement project, capable of restoring it to its former splendor while fully respecting its historical identity.

From the loggia of one of the first-floor units, you can enjoy an extraordinary view of the village rooftops, Lake Garda, and the prestigious Palazzo Bettoni, one of Gargnano's most iconic historic buildings, in a setting of rare beauty that encapsulates all the elegance and authenticity of the town.

An extremely prestigious property, destined for those who grasp its potential and transform it into one of the most captivating real estate transactions on the entire Garda Riviera. A place where history, architecture, and location blend to create an exclusive and timeless investment.

Please note that the swimming pool is just an idea; no permit or authorization has been requested. It is being sold as is.

Property details

Address: via Villavetro, 5

Zip Code: 25084

Bedrooms: 9

Bathrooms: 6

Rooms: 15

State of Preservation: Be Restored

Level: Multi-Storey

Total Floor: 3

Age Construction: 1800

Current Status: Free at the deed

Balconies: Present

Terrace: Present

Garden: Private, 322 sq.m.

Kitchen: Regular Kitchen

Features

Terrace

Fireplace

Wooden Window Frames

Lake view

Nearby

Spa

Fitness Centers

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices







