



## Commercial premises with independent living quarters

### Agent Info

|               |  |
|---------------|--|
| Naam:         | ArKadia  |
| Bedrijfsnaam: |  |
| Mistlampen:   | United Kingdom   |
| Telefoon:     |  |
| Languages:    | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 880,116.07 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | Italy      |
| Staat/Regio/Pronvincie:     | Veneto     |
| Plaats:                     | Garda      |
| Geplaatst:                  | 18-03-2026 |

### Omschrijving:

In the historic center of Pacengo, a charming hamlet of the municipality of Lazise, just 500 meters from the shores of Lake Garda and close to the main amusement parks, we offer a truly rare real estate opportunity: commercial premises + adjoining terraced house.

The commercial property, approximately 200 sqm, is located in a strategic high-traffic position next to a convenient public parking area. Currently operating as a bar and restaurant, it stands out for its charming double vaulted ceilings and finishes that recall the rustic origins of the building, creating a warm and welcoming atmosphere.

The property is sold fully furnished, including professional equipment and licenses for the serving of food and beverages, and features a fully equipped and well-organized kitchen. It is a ready-to-use solution, ideal for anyone wishing to start or relocate their business in one of the most sought-after areas of Lake Garda, or for those looking for a secure income-generating investment.

The adjoining terraced house, approximately 150 sqm, represents an exclusive added value and is perfect as the owner's residence, staff accommodation, or an attractive option for tourist rentals.

The home is arranged over two floors and includes a spacious living room, open-plan kitchen, three large bedrooms, and two bathrooms. With its private entrance, outdoor seating area, and parking space within the internal courtyard, it ensures independence and comfort. The exposed wooden beams on both floors add warmth and character to the interiors, which are in excellent overall condition, ready to be lived in or rented out.



A complete, ready, and strategic investment offered at a highly competitive price, in one of the most desirable locations on Lake Garda, with extraordinary potential both from a business perspective and as a real estate investment.

## Location

Pacengo is a characteristic town on the shores of Lake Garda, belonging to the municipality of Lazise. It is appreciated for its quiet and authentic historic center, its proximity to the lake with beaches and scenic walks, and its strategic location near the main Garda amusement parks.

The area combines quality of life, strong tourist attractiveness, and services.

## Algemeen

Badkamers: 3  
Afgewerkte vierkante meter: 368 m<sup>2</sup>  
Floor Number: 1

## Room details

Total rooms: 9

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/WLCC-T2547/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WLCC-T2547/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: gv0199-2

