



## Commercial premises with independent living quarters

### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 854,687.73

### Location

Country:	Italy
State/Region/Province:	Veneto
City:	Garda
Posted:	Mar 18, 2026

#### Description:

In the historic center of Pacengo, charming hamlet of the municipality of Lazise, just 500 meters from the shores of Lake Garda and in the vicinity of the main amusement parks, we propose a truly rare real estate opportunity: commercial premises + adjacent townhouse.

The commercial premises of about 200 square meters is located in a strategic position of high traffic, next to a convenient public parking, and currently set up as a bar-restaurant, is distinguished by the charming double-vaulted ceilings and finishes that recall the rustic origins of the property, creating a warm and welcoming environment.

Sold complete with furnishings and professional equipment (excluding licenses), it features a well-equipped and well-organized kitchen. A ready-to-use solution, ideal for those who wish to start or relocate their business in one of the most appreciated areas of Garda, or for those looking for a secure income investment.

The adjacent terraced house of about 150 square meters is definitely an exclusive added value and is perfect as the manager's home, for accommodation of employees or as an interesting solution for tourist rental.

The two-story dwelling has a large living room, open kitchen, three large bedrooms and two bathrooms. Equipped with private access, outdoor stall and parking in the inner courtyard, it provides independence and comfort. The exposed beams on both floors give warmth and character to the rooms, which are in



excellent overall condition, ready to be lived in or put to income.

A complete, ready and strategic investment at a highly competitive price, in one of the most sought-after locations on the lake, with extraordinary potential both from an entrepreneurial point of view and as an investment property.

### 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.

### Common

Bathrooms:	3
Finished sq. ft.:	368 sq m
Floor Number:	1

### Room details

Total rooms:	9
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### Lease terms

Date Available:

### Additional information

Website URL:	<a href="http://www.arkadia.com/WLCC-T2547/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/WLCC-T2547/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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### Contact information

IMLIX ID:	gv0199-2
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