Bardolino – Veneto

12-room hotel with swimming pool

Property ID: IT254152604



PURCHASE PRICE: 2.990.000 EUR • LAND AREA: 3000 m^2

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At a glance

Property ID	IT254152604	Purchase Price	2.990.000 EUR
Bedrooms	12	Hospitality industry	Hotels
		Total Space	ca. 420 m²

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The property





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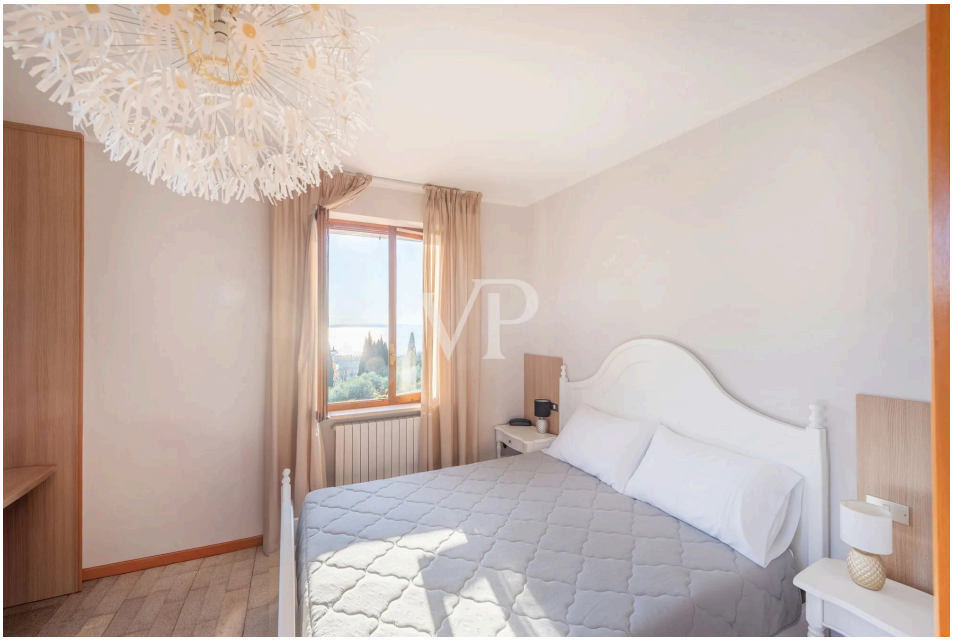




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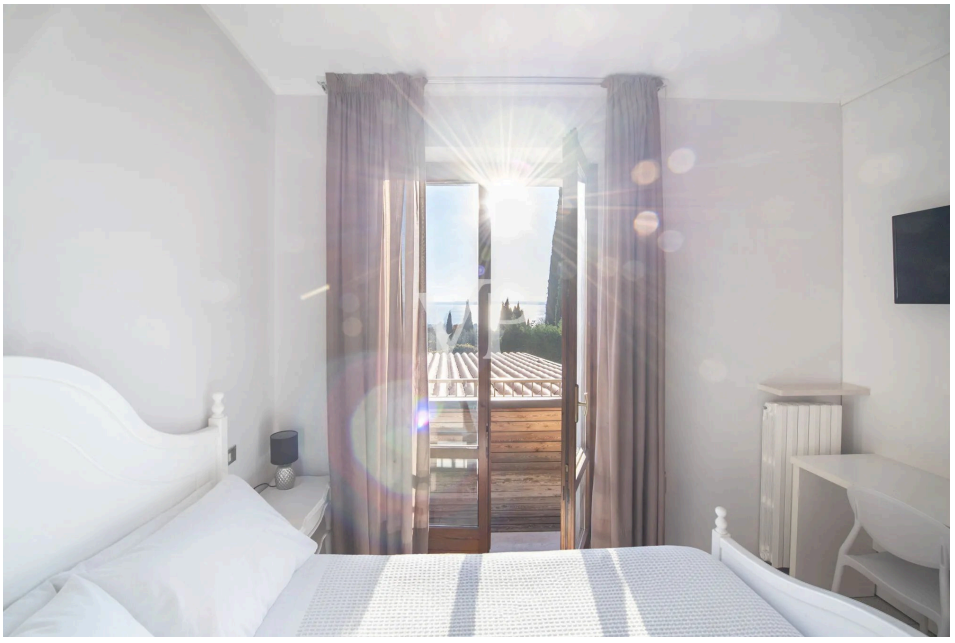




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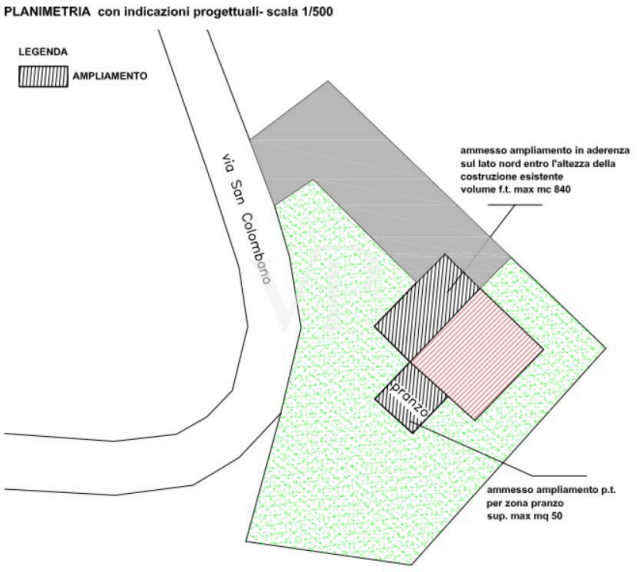
The property





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Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Albergo Valbella represents an elegant opportunity in the heart of Bardolino, nestled along the scenic Strada di San Colombano. The structure stands on a plot of about 3,000 square meters, of which 2,500 square meters are destined to gardens, an element that guarantees privacy, visual breath and a strong landscape value. At present, the hotel is spread over a total area of about 420 square meters, set in a dominant context, open and immersed in nature, where the road opens towards the plateau that leads to the Rocca.

The accommodation houses 12 double rooms, for a total of 24 beds, maintaining a contained and authentic scale, typical of small charming hotels. It is precisely this collected scale that represents one of its strengths, allowing for an intimate and quality hospitable experience, while at the same time leaving room for significant enhancement.

In fact, according to current zoning regulations, it is possible to proceed with an extension in adherence to the existing building on the north side. The existing "veranda" dining room, now developed on a single level and characterized by a pleasant continuity between interior and exterior, can be consolidated and expanded, creating new bright and cozy rooms intended for dining or common areas. The service area also lends itself to a design revision, with the inclusion of an open loggia to combine functionality, comfort and integration with the landscape.

These potentials, combined with the extraordinary panoramic position, the large green area and the natural touristic vocation of the area, make Albergo Valbella an ideal property for the development of a charming boutique hotel, a wellness facility or an exclusive receptive residence, capable of combining authenticity, panorama and concrete possibilities for expansion.
A rare proposal with strong appeal in the Lake Garda market.

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Contact partner

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