

**for sale in Valeggio sul Mincio**  
**Santa Lucia**  
**€ 850.000**  
**Ref. P 26.48**



**800 sq.m | Bathrooms: 4 | Rooms: 8**

Valeggio sul Mincio, Santa Lucia hamlet, immersed in the hills, we offer for sale a historic building currently used as a restaurant with adjoining home.

Access to the property is via a private road that leads to a large parking area, capable of accommodating numerous cars, thus ensuring the convenience of guests.

The entrance to the property opens onto a large outdoor patio, ideal for placing tables for outdoor lunches and dinners during the summer. This welcoming outdoor space offers the opportunity to enjoy the tranquility and beauty of the surrounding hills.

Inside, the restaurant is composed of a large open space that houses a bright restaurant room with bar, perfect for creating a convivial and pleasant atmosphere. There are two additional rooms that offer more intimate and private spaces for customers. The kitchen, of considerable size and well-stocked, is equipped with a wood-burning fireplace. The bathrooms for customers are functional, ensuring maximum comfort.

The restaurant also has a cellar, cold storage rooms, services and changing rooms for employees, storage rooms, accessories and a garage with additional service in the basement, thus offering all the comforts and infrastructure necessary for efficient and professional management of the business.

The annexed house is on the first floor and is composed as follows: entrance, kitchen, bright living room with access to a panoramic terrace that offers an enchanting view of the hills. The sleeping area includes three spacious bedrooms and a bathroom, ensuring excellent livability and comfort.

Another strong point of this property is the green area with olive trees, which adds a touch of nature and tranquility to the environment, making it ideal for those who want to grow a small production of oil or simply enjoy the beauty of the olive trees.

This solution represents a unique opportunity for those looking for a property that combines home and work in a single location. The suggestive environment and the functionality of the spaces make this property ideal for running a successful restaurant business, while enjoying the beauty and serenity of the Veronese hills.

You can contact us without obligation to obtain more information or to book a visit to this extraordinary property in Valeggio sul Mincio, Santa Lucia district. Do not miss this investment opportunity!

## Property Informations

**Address:** Via dei Colli, 2

**Zip Code:** 37069

**Bathrooms:** 4

**Rooms:** 8

**State of Preservation:** Good

**Heating:** Heating



**Immobiliare Peschiera Srls**

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