

Salò

# Villa with enchanting views of Lake Garda

Property ID: IT244921524



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**PURCHASE PRICE: 870.000 EUR • LIVING SPACE: ca. 180 m<sup>2</sup> • ROOMS: 11 • LAND AREA: 400 m<sup>2</sup>**

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## At a glance

Property ID	IT244921524
Living Space	ca. 180 m²
Rooms	11
Bedrooms	6
Bathrooms	5
Type of parking	2 x Other

Purchase Price	870.000 EUR
Commission	Subject to commission
Total Space	ca. 279 m²
Usable Space	ca. 225 m²
Equipment	Terrace, Swimming pool

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## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.03.2034	Final Energy Demand	120.00 kWh/m²a
Power Source	Electric	Energy efficiency class	D



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## The property





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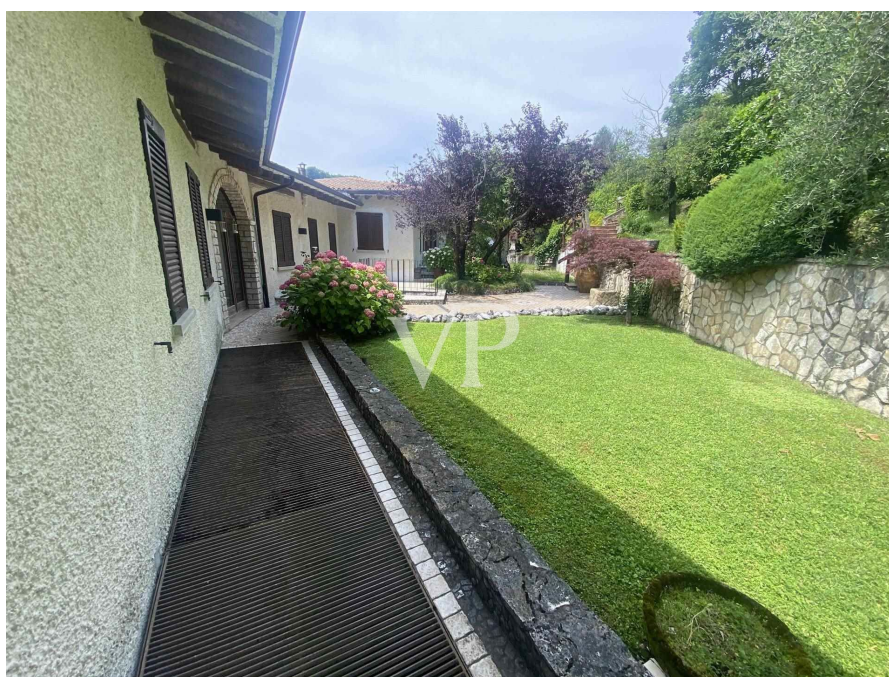
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## A first impression

Discover this beautiful headroom villa for sale, situated in a prime location with spectacular views of Lake Garda. The dwelling is spread over two levels, offering ample space and comfort for the whole family. On the ground floor you will find a large living area with a living and dining room, a fully equipped kitchen, three bedrooms, two bathrooms, a storage room and a charming terrace overlooking the lake. The basement turns out to be a real gem: a cozy tavern with an extra room, two bathrooms, a laundry room and several storage rooms. Perfect for hosting friends and family or creating a leisure and entertainment corner. The garden surrounding the residence offers an atmosphere of peace and privacy, ideal for enjoying summer days outdoors. The villa is part of an exclusive residential complex with a large swimming pool, ideal for cooling off on hot summer days. With 250 square meters of commercial space and 180 square meters of floor space, this property is complete with all amenities. The villa's orientation is optimal, ensuring brightness and sunshine throughout the day, as well as breathtaking views of the lake. Don't miss the opportunity to live in this wonderful villa overlooking the Gulf of Salò. Contact us for more information and to schedule a visit!

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## All about the location

### Brief history.

The name Salò has no clear derivation. Some sources trace it to the name of an Etruscan queen, Salodia; others connect it to a lucumon named Saloo; still others to the Latin term "salodium," which indicated the halls and rooms with which the lakeside villas of Roman times were rich. This town became famous in 1943 when the Italian Social Republic, also known as the Republic of Salò, was founded here. The Foreign Ministry office that issued the Republic's press releases was located here, even though formally the capital was Rome.

### Location and climate

The municipality of Salò, overlooking the gulf of the same name on Lake Garda, is enclosed to the west and south by the Morenic Hills and to the north by Mount San Bartolomeo. The hamlet of Barbarano is the only one located outside the gulf, but this extends along the coast, at the foot of the mountain, northward, bordering Gardone Riviera.

The climate is mild all year round and very comfortable. On wonderful spring days one can witness the triumph of nature in bloom, in summer the light breeze mitigates the high temperatures, autumn offers enchanting sunny days, and even in winter the temperatures remain pleasant.

### Natural beauties in the surroundings

Garda Island, the largest island on the entire Lake Garda, belongs to the municipality of San Felice del Benaco. On the island is the luxurious palace of the Cavazza family, surrounded by beautiful Italian gardens and a rich forest composed of cypresses, acacias, and pines. Guided tours of this breathtaking island are organized with the Cavazza family between April and October. Feel on your skin the heavenly atmosphere of this small island.

The Heller Botanical Garden and the Vittoriale degli Italiani are popular destinations for visitors from all over the world. The mountains above, by the way easily accessible on foot, offer breathtaking scenery.

### Garda's culinary arts

Various are the excellent restaurants in the area but the most renowned are :Lido 84 (starred restaurant), Il Benaco, L'orologio, Le Rose and excellent pizzerias.

### Lake Garda sports

Lake Garda is known for water sports, first and foremost sailing with the important regattas that take place every year in the Benaco waters, but also wakeboarding (water skiing), kitesurfing, windsurfing, canoeing, snorkeling, not forgetting the hottest water sport of the moment: stand up paddling (SUP).



Thrill-seekers can experience the thrill of hang gliding and paragliding from the top of Mount Spino and Mount Baldo.

Several golf courses are reachable within 10 km , Arzaga, Garda and Colombaro.

Walks on foot, bicycle or horseback will make your experiences magical , there are more than 100 km of bicycle paths going from the lakeside to hillside trails.

For snow lovers, the prestigious resort of Madonna di Campiglio can be reached in just under two hours by car.

Public and private ports

- Port of Salò ( public and private )
- Port of Portese ( public and private )
- Port of San Felice ( public )
- Port of Torchio - Manerba del Garda ( private )
- Port of Gardone Riviera ( public and private )

Beaches Salò and surroundings

Spiaggia delle Rive.

Mulino Beach and Mokai Beach.

Bau Beach in Salò

Rive Grandi beach in Barbarano.

Rimbalzello Beach.

For the little ones and beyond.

10 amusement parks not to be missed on Lake Garda ; smiles , fun, carefree family vacation....Gardaland Park, Gardaland Sea Life Aquarium, Caneva Aquapark, Movieland: The Hollywood Park, Medieval Times, the Knights Rodeo, Busatte Adventure, Parco Natura Viva, Parco Giardino Sigurtà, Elias Adventure Park, Jungle Adventure Park in addition to public and private parks where you can admire all types of native flowers.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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