

Salo'

# Historical ground-sky palace in the heart of Salò

Property ID: IT254922301



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**PURCHASE PRICE: 980.000 EUR • LIVING SPACE: ca. 465 m<sup>2</sup> • LAND AREA: 558 m<sup>2</sup>**

Property ID: IT254922301 - 25087 Salo'

- At a glance
- The property
- Energy Data
- A first impression
- All about the location
- Contact partner

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## At a glance

Property ID	IT254922301	Purchase Price	980.000 EUR
Living Space	ca. 465 m <sup>2</sup>	Commission	Subject to commission
Available from	25.08.2025	Total Space	ca. 558 m <sup>2</sup>
Year of construction	1800	Condition of property	Needs renovation
		Usable Space	ca. 550 m <sup>2</sup>

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Energy efficiency class	G
Power Source	Gas		

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## A first impression

In the center of Salò, a few steps from the lakefront and all services, lies a rare and fascinating property, a palazzo terra-celo that combines history, prestige and extraordinary potential.

Once home to the famous luthier Gasparo da Salò, the property is not subject to landscape restrictions, a feature that makes it even more attractive for a customized enhancement intervention.

Spread over four levels, the building houses two commercial spaces with attached warehouses on the ground floor, ready to guarantee a stable income. On the first and second floors are four bright and spacious apartments, while the third floor is occupied by a habitable attic with the ideal features to be transformed into an additional charming residential unit.

The current state allows for a tailor-made renovation, and the future owner will be able to obtain three very prestigious apartments or six or eight independent units to put into income, depending on the desired size.

This is a unique opportunity for those who want to live in the heart of Salò with the lake just a stone's throw away, invest in a building of historical and cultural value and turn it into an exclusive project, capable of combining the charm of the past with the vision of the future.

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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 the heavenly atmosphere of this small island on your skin.

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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