

**Salò' – Gardasee**

## Elegant lake-view villa in Salò

**Property ID: IT244921012**



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**PURCHASE PRICE: 1.320.000 EUR • LIVING SPACE: ca. 312 m<sup>2</sup> • ROOMS: 8 • LAND AREA: 2.000 m<sup>2</sup>**

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## At a glance

Property ID	IT244921012
Living Space	ca. 312 m²
Available from	08.05.2024
Rooms	8
Bedrooms	4
Bathrooms	3
Type of parking	2 x Car port, 1 x Outdoor parking space

Purchase Price	1.320.000 EUR
Commission	Subject to commission
Total Space	ca. 312 m²
Usable Space	ca. 180 m²

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Power Source	Block	Energy efficiency class	A+

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## The property





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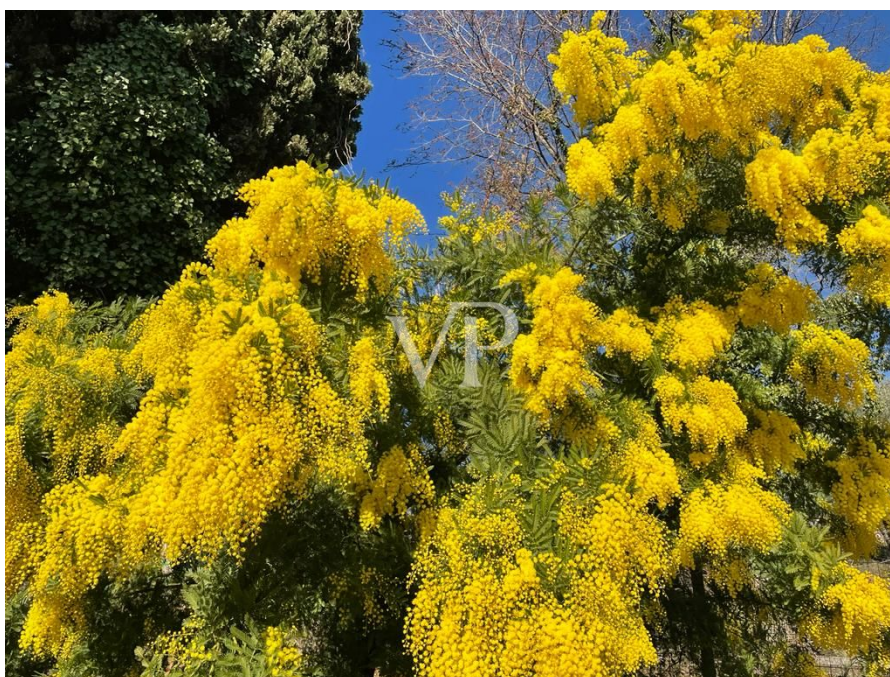
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## A first impression

Immersed in a park of 2000 square meters planted with olive trees, all facing the lake, stands the brand new villa overlooking the Gulf of Salò. Renovated, including the extension, in 2022, it was executed with the latest construction technologies and with sought-after materials for the finishes. On the ground floor is the open-plan living area, with beautiful exposed bleached wooden beams consisting of living room, dining room and kitchen. A door leads to the sleeping area where we find the master suite with bathroom and walk-in closet and a second bedroom with its own bathroom. In the basement, which can be accessed by both the internal and an external staircase, there are two more bedrooms, a bathroom, laundry room and a spacious tavern. The garden, a classic Gardesan flounced garden, is excellently planted not only with olive trees but also with low trees. It is possible to build a lake-view swimming pool. It is evident the respect for the environment, here everything is electric and self-managed by the photovoltaic system on the roof managing to reduce emissions almost to zero. This villa offers a space where you can regenerate both on a physical and mental level, a place where you can feel good, in a cozy and relaxing environment a stone's throw from the center of Salò, within walking distance. Call us and we will arrange a visit to see this beautiful villa.



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## Details of amenities

6 kw photovoltaic system with storage batteries

Thermal coat

Igloo ground insulation

Alarm system and video surveillance

Mosquito nets

Breaking glass

Ventilated window wells

Water softener

Diesel generator



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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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## Other information

Warranty on the renovation performed, including the roof, of 10 years Olive grove (Oliveto Margherita) in production

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## Contact partner

For further information, please contact your contact person:

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