

Roe' – Salò

Charming 1200s Benedictine convent with lake view

Property ID: IT264922772



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PURCHASE PRICE: 800.000 EUR • LIVING SPACE: ca. 550 m² • ROOMS: 10 • LAND AREA: 340 m²

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At a glance

Property ID	IT264922772
Living Space	ca. 550 m²
Available from	09.02.2026
Rooms	10
Bedrooms	5
Bathrooms	5
Year of construction	1200
Type of parking	4 x Other

Purchase Price	800.000 EUR
Commission	Soggetto a commissione
Total Space	ca. 601 m²
Condition of property	Needs renovation
Usable Space	ca. 661 m²

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Energy Data

Type of heating	Stove	Energy Certificate	Energy demand certificate
Energy Source	wood	Energy efficiency class	F
Power Source	Pellet-Fuelled		

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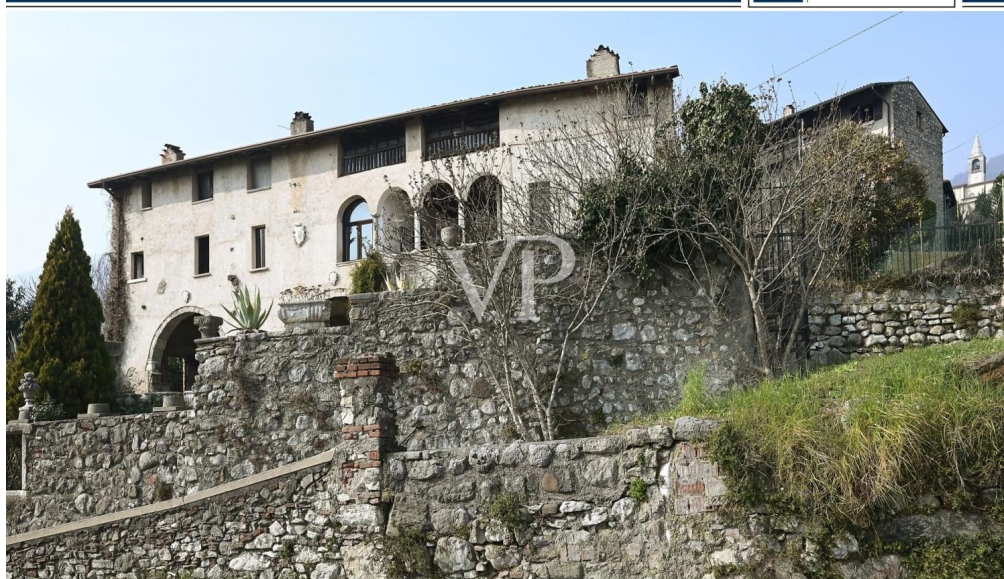
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A first impression

"Casa Busi," named after the last owner Don Busi, who lovingly preserved this portion of an old Benedictine convent from the 1200s and adapted it as his own home.

The interest is particularly important because of the historicity and beauty of the property, as evidenced by the many newspaper articles about it over the years. Painters, in addition to Don Busi himself, have painted it into unique pictures depicting the farmhouse in its heyday.

On the second floor one can admire the elegant loggia with three barrel vaults and Tuscan columns. The interior features fine artistic structures and remnants of paintings and frescoes dating back to the 15th century.

Loggias and large vaulted rooms contribute to the uniqueness of this structure attributable to the 13th century, although additions from later periods appear evident.

The current conformation is in fact the result of successive demolitions and alterations that affected at least one wing of the convent. On the ground floor, a large portico opens onto the central courtyard bordered by a wall, which was probably once an integral part of the building.

The complex is surrounded by walls whose appearance is similar to that of the main body. A conservative restoration will help bring current use of a piece of history.

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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 to the north, 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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