

## Villa for Sale in Salò

**€ 1.600.000**  
**Ref. CBI119-1337-328**



**560 sq.m | Bathrooms: 5 | Bedrooms: 8 | Rooms: 4**

This beautiful property is located in a small hamlet above the beautiful town of Salò, famous for its history and scenic beauty. The panoramic view of Lake Garda is obviously very beautiful with the Sirmione peninsula in the foreground. The hilly and south-facing position guarantees an ideal climate in both summer and winter.

Renovated in the 70s, the villa is in good condition but certainly in need of work to be able to be inhabited all year round and with today's comforts and finishes, to live in a unique space full of history. The property consists of a main house which is spread over four floors, for a total of approximately 400 square metres, including an attic which can be converted into a dwelling. On each floor we find a porch or terrace that can be used in every season. Inside the 5000 square meter park, an annex of approximately 80 square meters was built in the 1970s and can now be expanded.

The two properties offer a total of 12 rooms, including 8 bedrooms and 5 bathrooms, perfect for hosting a large family or for those who love having large spaces available.

In summary, this villa represents a unique opportunity for those who want to live in a quiet but not isolated environment and with a truly precious lake view. The property includes a large swimming pool. Don't miss the opportunity to purchase this property and turn it into your dream home.

Salò, a wonderful town of Roman origin at the foot of Mount San Bartolomeo, directly overlooking Lake Garda. It boasts a very broad cultural and historical background, it was also the seat of the well-known Republic of Salò. The town owes its particularity to the refined, evocative and tourist environment that characterizes it. It offers beautiful places of worship and every kind of service, important



museums, a library and an enchanting historic center with elegant shops and renowned restaurants and famous cafés. A part of city life is dedicated to the countless cultural and entertainment events that make Salò particularly vital and interesting, a small corner of paradise.

Coldwell Banker is a real estate network founded in 1906 in San Francisco and has represented a point of reference and guide for the global market for over a century. A brand universally recognized and appreciated by the most demanding customers. Reliability, quality of services and globality are the cornerstones of our group. We are present in more than 44 countries, with 3,000 agencies and over 90,000 agents. Coldwell Banker Realroi is located in Desenzano del Garda in Piazza Malvezzi 23, in the historic heart of the Garda town, behind the small ancient port. Our Agency is our business card, welcoming and elegant, a meeting place for offers and requests for exclusive and sought-after properties.

## Certification

**Energy Class:** G

## Property Informations

**Address:** LOCALITA' SAN BARTOLOMEO

**Bedrooms:** 8

**Bathrooms:** 5

**Rooms:** 4

**State of Preservation:** Be Restored

**Level:** Buildings

**Total Floor:** 4

**Age Construction:** 1900

**Current Status:** free upon deed

**Balconies:** Present, 8 sq.m

**Terrace:** Present, 40 sq.m

**Garden:** Private, 5.000 sq.m

**Sea Distance:** 5.000 meter

## Features

Terrace

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

Cellar

Fireplace

Parquet

Wiring: in accordance when created

Shower

Wooden Window Frames

Shutters

Basement

Top floor

Pool

Panoramic view

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





**Realroi**

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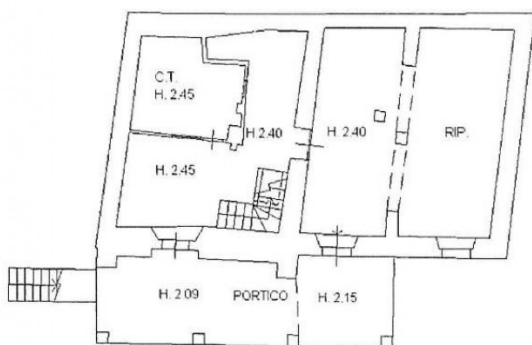
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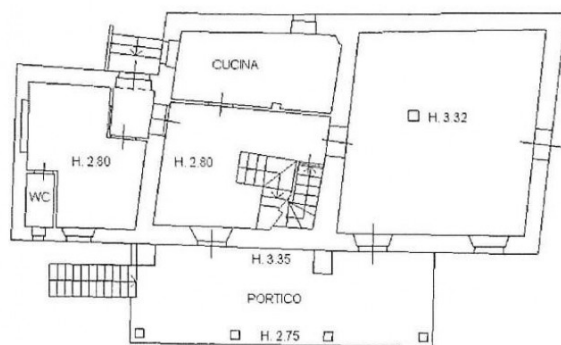




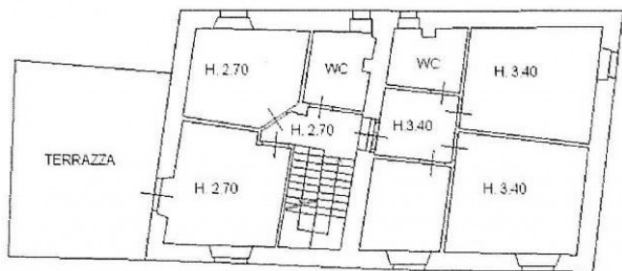
PIANO PRIMO SOTTOSTRADA  
(SEMINTERRATO)



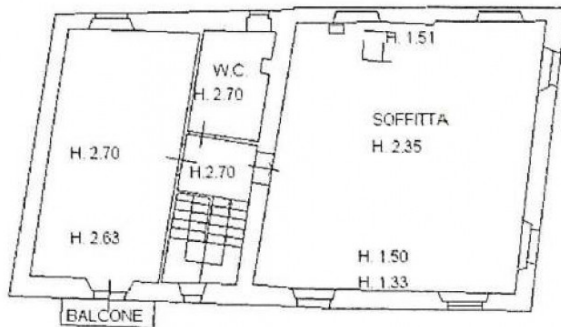
PIANO TERRA



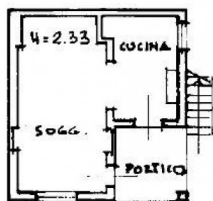
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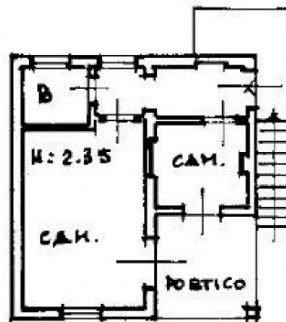
PIANO SECONDO



PIANO TERRA



PIANO PRIMO



GIARDINO  
ESCLUSIVO