



Villa Sale in Salò (BS) Strada Panoramica 12

Detached house with swimming-pool and breath-takin

Set on the Moreniche hills, this detached house spanned over 3.000 sqm. with a private garden and swimming-pool benefits from an exclusive position overlooking the entire gulf of Salò. The location is framed by other prestigious villas and is set in a historic context. Whilst enjoying its own privacy in the unique landscape of the Moreniche hills, the property is within walking distance from the city centre, thus with easy access to all the main services of Salò such as supermarkets, pharmacies, shops.

The park completely surrounds the house and from every angle you can enjoy the spectacular view on the lake. A section of the garden just in front of the house is dedicated to the pool area, with a large solarium and an outside kitchen. The house finds itself on the highest section of the property and it's fitted out with a wide porch and a good-sized terrace overhanging the front garden and thus providing a unique spot from where you can enjoy the lake view.

Through a security door you get access to the characterful reception room with light living room and the large kitchen-dining room with private access to the front porch. Staircases lead up to the bounty of bedrooms: four double bedrooms on an "elevated" floor are served by the family bathroom with shower stall, the other three rooms with bathroom are located on the ground floor. A second set of staircase lead to the basement with a finely furnished dining room. A utility room and a spacious garage separated from the rest of the building complete this unique property. Attractively characterized by a classic style, the house immediately shows the attention to details of the owner.

The territory

Salò is in the center of the homonymous gulf overlooking Lake Garda, at the foot of Mount S. Bartolomeo (568 m), considered the "capital" of the West coast of Garda Lake.

The historic center of Salò is a dense network of alleys and squares with stately homes, elegant shops, numerous restaurants and hotels of excellent quality. The hamlets of Salò (Barbarano, Campoverde, Cunettone, Renzano, San Bartolomeo, Serniga and Villa) offer many reasons for trips and walks. Surfing, rowing, sailing, sport fishing and tennis are just few of the many activities available in the area.

INFORMATION

Ref.	Lago di Garda
Type	Sale
Category	Villa
Price	2,400,000.00
Annual Expense	
Year	2010
Energetic Class	G 250.99

NUMBER

Rooms	9
Bedrooms	8
Bathrooms	3
Balconies + Terraces	1
Floor	Ground floor
Car Space	2
Box	4

SQUARE METERS

Commercial	500
Garden	3000
Cellar	
Balconies + Terraces	50
Attic	
Tavern	70
Box	60



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FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Lake
View	Lake View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Not Furnished	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Natural Gas Heating	Hot Water	Independent
Fixtures	Wooden double glazed	Doors	Excellent	Blind	Oscurante Legno
Floors Living Room	Granite	Floors Bedrooms	Parquet	Floors Kitchen	Granite
Floors Bathroom	Porcelain	Access for disabled	No		

ACCESSORIES

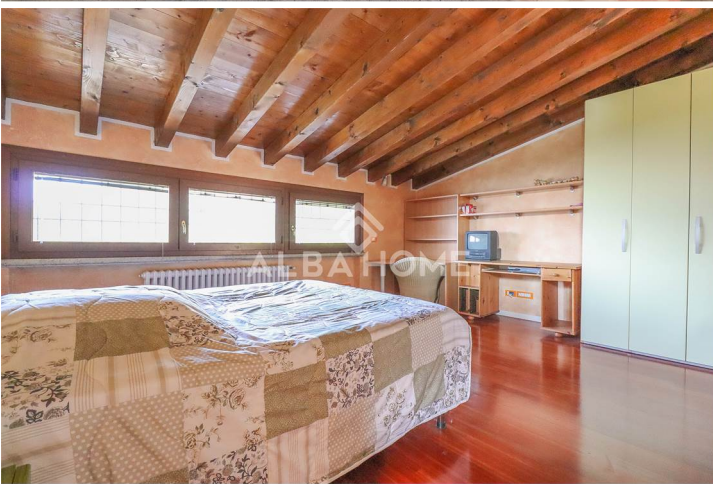
Antitheft	Fireplace	Chimney flue	Electric gate	Double glazing
Double entrance	Separate entrance	Laundry room	Car passage	Footpath
Swimming pool	Armoured door	Video intercom	Flyscreens	

IMAGES



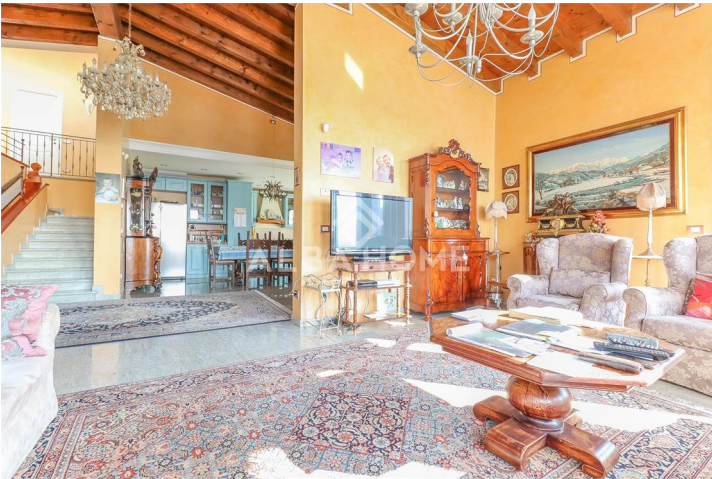
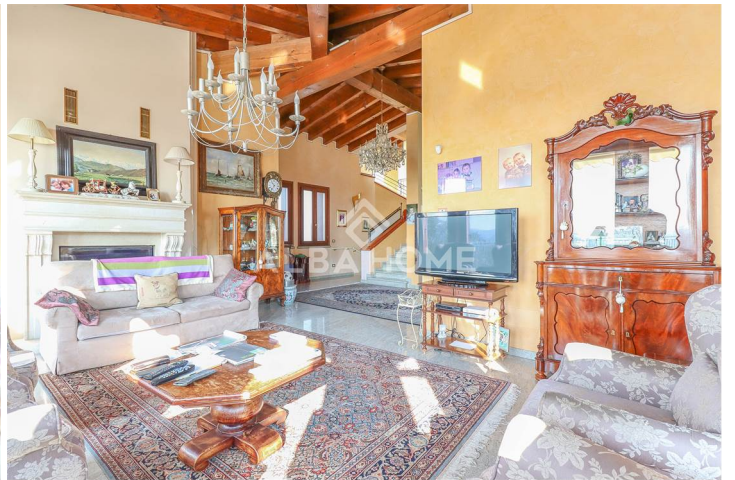


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