



Villa Sale in Salò (BS) Via Alessandro Manzoni 3

Impressive villa with lake view and swimming-pool

In a quiet and private area, single villa of generous size with 180 degree lake view, private park and swimming pool. The area is surrounded by greenery. It is easily accessible from the main communication routes and only 10 minutes walking distance from the centre of Salò.

The villa stands on a plot of about 3000 sqm. with swimming pool and sundeck, from which you can enjoy the wonderful lake view.

The driveway leads to the main entrance of the Villa, built on two levels above ground and one underground. On the ground floor we enter the large living room with windows, which give access to the outdoor terrace, as well as the well-equipped kitchen and the master bedroom with walk-in closet and ensuite. A second double bedroom and the family bathroom complete the ground floor. Staircases lead to a second living room on the first floor, also with lake view and access to the second terrace. There also are 3 bedrooms, one of which is currently used as a study, the windowed service and a good-sized balcony. The basement is of generous sizes: in addition to the several storage rooms, it is also composed by a tavern with fireplace, a bathroom, an utility room, the wellness-area with sauna and Turkish bath, and the technical room.

The solution is completed by the quadruple garage in the basement.

The villa is well-finished in every detail with high quality materials.

You can enjoy the astounding lake views from every corner of the house.

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	1,900,000.00
Annual Expense	
Year	2000
Energetic Class	D 95.34

NUMBER

Rooms	7
Bedrooms	5
Bathrooms	7
Balconies + Terraces	2
Floor	Ground floor
Car Space	4
Box	1

SQUARE METERS

Commercial	640
Garden	3000
Cellar	
Balconies + Terraces	145
Attic	
Tavern	250
Box	70



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

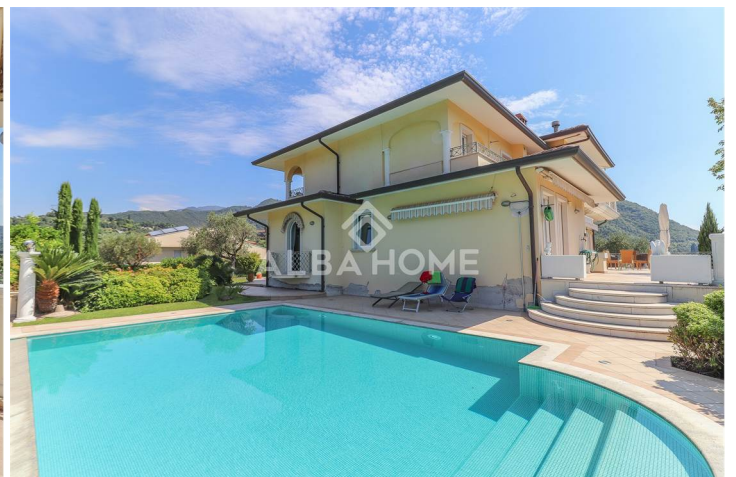
FEATURES

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	Double
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	Marble	Floors Bedrooms	Parquet	Floors Kitchen	Porcelain
Floors Bathroom	Porcelain	Access for disabled	No barrier		

ACCESSORIES

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

IMAGES



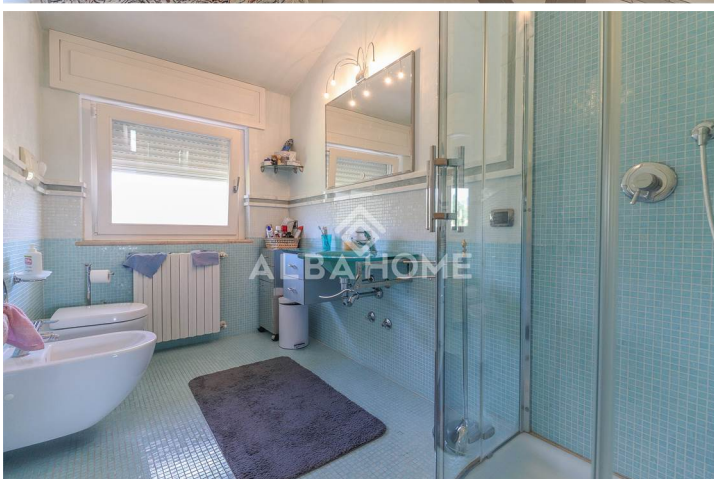


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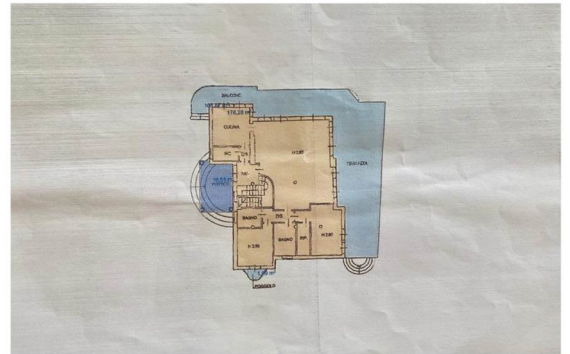


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