



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



Villa Sale in Salò (BS) Via San Bartolomeo

In a setting where the blue of the lake and the green of the mountains intertwine to form a unique environment of total serenity. Just a few minutes from the centre of Salò and convenient to the main communication routes.

The elegant villa is immersed in a context of prestigious 8-unit residences. The lush park and the swimming pool area are the meeting points for the families living there. A large sunbathing area, gym and sauna make this place a true paradise.

As you can see from the video presentation in this ad, the white marble staircase leads to the villa's private garden. On the ground floor we have a large plateau where the outdoor furniture allows us to enjoy the fine weather. Two large sails can be opened to shelter from the sun in the warmer months. We enter the living area which presents itself as a large open space of about 150 square metres. The dining room overlooks a large French window with a lake view, while the kitchen divides the dining area from the large, finely furnished living room. Here there is access to two other rooms used as a games room and a study. The ground floor is completed by a large walk-in wardrobe and a bathroom with shower completely in mosaic. Stairs lead to the sleeping area on the first floor, which consists of two bedrooms, one double and one single, each with its own bathroom with shower. On the second floor, on the other hand, we find the large master bedroom suite with wardrobe area and bathroom with bathtub. The special feature of the suite is that it can be made totally independent by having a separate entrance and being equipped with a kitchenette with mini fridge. The three large windows surrounding the double bed allow a breathtaking view of the lake. The demotic system allows you to regulate light, heating and cooling comfortably. The finishes are of high quality, as are the furnishings and spaces expertly designed by a professional architect. Attached to the property are a garage and two parking spaces. The common expenses cover heating/cooling and services for the upkeep of the green areas, including private ones.

The Territory

Salò is at the centre of the gulf of the same name overlooking Lake Garda, at the foot of Mount S. Bartolomeo, and is considered the 'capital' of the Upper Garda area of Brescia. The historical centre of Salò is a dense network of streets, alleys and small squares with stately homes, elegant shops, numerous restaurants and hotels, some of them excellent. The hamlets of the municipality of Salò (Barbarano, Campoverde, Cunettone, Renzano, San Bartolomeo, Serniga and Villa) offer plenty of reasons for excursions and walks. Rowing, sailing, diving and tennis can easily be practised thanks to the historic sports centres in the area.



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INFORMATION

Ref.	Lago di Garda
Type	Sale
Category	Villa
Price	2,000,000.00
Annual Expense	
Year	2010
Energetic Class	B 60 kWh/m ² a

NUMBER

Rooms	5
Bedrooms	3
Bathrooms	4
Balconies + Terraces	1
Floor	Ground floor
Car Space	2
Box	1

SQUARE METERS

Commercial	250
Garden	
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	25

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Lake
View	Lake View	Orientation	North West South	Free Sides	3
Garden	Private	Furniture	New Furniture	Type living	Living room
Kitchen	View Kitchen	Heating	Central	Heating Type	Heat Pump
Type of heating system	Floor heating	Energy source	Natural Gas Heating	Hot Water	Independent
Cooling	Split	Fixtures	Wood triple glazed	Doors	New
Blind	Oscurante Pvc	Floors Living Room	Porcelain	Floors Bedrooms	Parquet
Floors Kitchen	Porcelain	Floors Bathroom	Ceramic		

ACCESSORIES

Antitheft	Air conditioning	Wall Closet	Double glazing	Double entrance
Geothermal	Satellite system	Separate entrance	Condominium park	Car passage
Footpath	Swimming pool	Armoured door	Electric shutters	Awning
Veranda	Video intercom	Video surveillance		



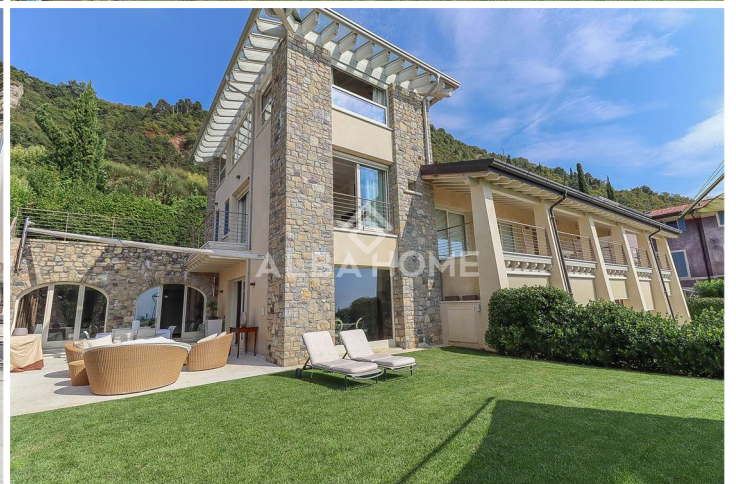
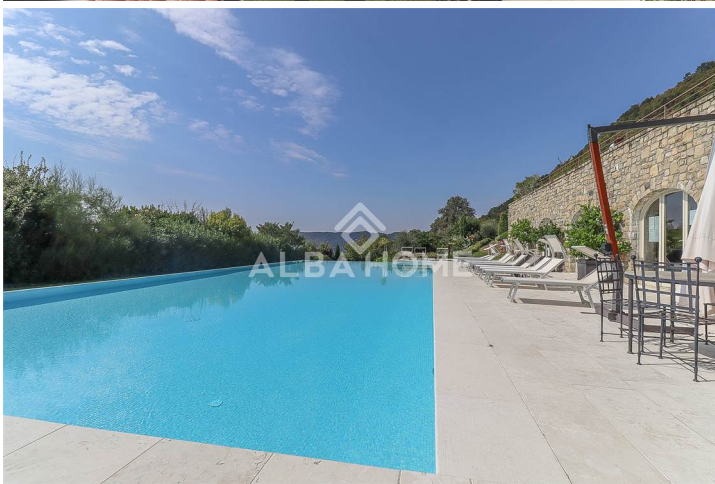
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IMAGES



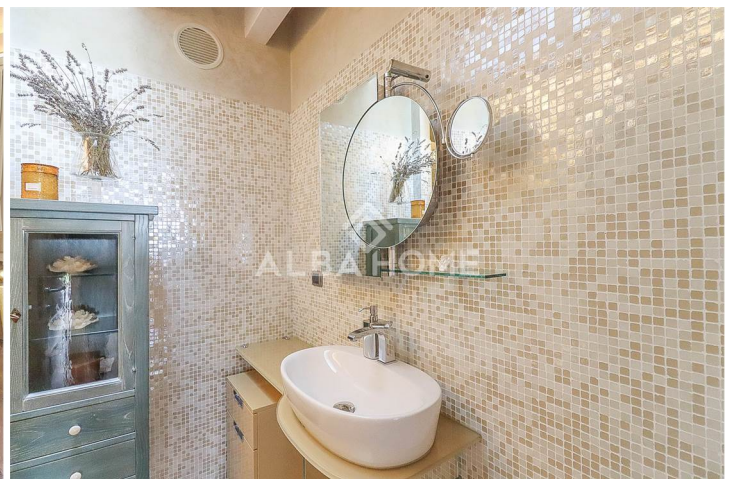
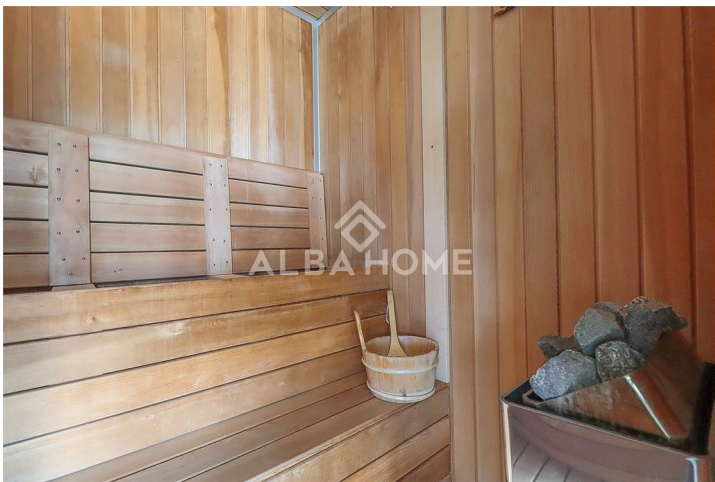


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