

Salò – Gardasee

Lake view hotel and restaurant with park

Property ID: IT244921460



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PURCHASE PRICE: 1.120.000 EUR • LAND AREA: 4.000 m²

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At a glance

Property ID	IT244921460	Purchase Price	1.120.000 EUR
Available from	04.09.2024	Commission	Subject to commission
Year of construction	1980	Total Space	ca. 955 m ²
Type of parking	10 x Other	Usable Space	ca. 770 m ²

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Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Energy efficiency class	F
Power Source	Gas		

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A first impression

Typical hotel in the area in the 1990s, local excellence for its cuisine, the wonderful view of the lake makes it one of the most exclusive hotels in the hills. On the ground floor is the kitchen, spacious dining room, bar and all technical service rooms,. On the second floor are 6 double bedrooms, 2 of which have a lake view, and an apartment for the managers also with a lake view. On the second floor are the remaining 8 rooms of which 4 have a lake view. The property is surrounded by a park of about 4,000 square meters equipped for dining in the shade of centuries-old plants. The view of the lake and surrounding mountains make the atmosphere relaxing and charming. It is suitable for investment because it has high potential.

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Details of amenities

Fully furnished hotel

Full kitchen

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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, northward, 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 on your skin the heavenly atmosphere of this small island. 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. Rimbazello 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

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