

# Villa for sale in Salò San Bartolomeo

## € 1.290.000

### Ref. 356



**350 sq.m. | Bathrooms: 5 | Bedrooms: 6 | Rooms: 10 | Parking: Uncovered Parking | Garden: Private**

Magnificent real estate project with lake view.

Salò, via San Bartolomeo, in a dominant position, immersed in the wonderful Salodiano hills, we have for sale a single villa in a living context of rare beauty. The property currently existing but with significantly smaller sizes is located on the hill behind Salò with a breathtaking view of the Gulf of Salò and the entire Lake Garda, surrounded by olive trees, 4 km from the commercial area and the main access roads to the country. We propose an approved project for the construction of a modern single villa on two floors plus porches and terraces, composed as follows: large living area with kitchenette, with related ancillary rooms, 5 bedrooms, 6 bathrooms, large porch, two covered parking spaces, cellar and garden of approx. 1600 ca. with the possibility of building a swimming pool on the roof with an incredible lake view.

The view is extraordinary from every floor.

Currently the current state of affairs is approx. 190 in addition to porticoes and terraces, in the event of renovation an expansion is planned on the side of the building, thus bringing the surface area to approx. 350 approx.

At this point the new buyer just has to collect the building permit from the municipality, pay the fees and start the construction site.

The property is currently habitable but with 70s finishes, as it does not have a swimming pool inside the garden lot it has access to a residence in the immediate vicinity which has a large swimming pool.

## Property details

<b>Address:</b> via san bartolomeo, snc	<b>Zip Code:</b> 25087
<b>Bedrooms:</b> 6	<b>Bathrooms:</b> 5
<b>Rooms:</b> 10	<b>State of Preservation:</b> Be Restored
<b>Level:</b> On two-levels	<b>Total Floor:</b> 2
<b>Heating:</b> Heating	<b>Parking:</b> Uncovered Parking
<b>Age Construction:</b> 1960	<b>Current Status:</b> Free at the deed
<b>Balconies:</b> Present	<b>Terrace:</b> Present
<b>Garden:</b> Private, 1.600 sq.m.	<b>Kitchen:</b> Regular Kitchen

## Features

Terrace	Closet	Parquet
Sanitary Suspended	Wooden Window Frames	Pool
Lake view		

## Nearby

Spa	Football Fields	Fitness Centers	Tennis Courts
Playgrounds	Public Transport	Kindergarten	Elementary Schools
Schools	High Schools	Cafe	Shopping Centers







