

## Historical building for sale in Salò

### Villa

€ 1.270.000

Ref. 462



**440 sq.m. | Bathrooms: 3 | Bedrooms: 6 | Rooms: 10**

Sa] - Hill with Lake View

Charming Historic Residence to Renovate

In a dominant position on the hills of Sa], with a splendid view of Lake Garda, we offer for sale a one-of-a-kind property: a historic residence immersed in the quiet, free on three sides and surrounded by a suggestive private wood.

The property, with its authentic charm and rich in original architectural elements, is spread over three levels and preserves intact historical features of great value.

Ground floor

The entrance welcomes guests, opening onto a charming living room with a seventeenth-century fireplace in Vicenza stone, embellished with stone vaults that highlight its historical elegance. At the back there is a bathroom with an anteroom. Next to it, a second room with barrel vaults, currently used as a billiard room, can easily be transformed into an additional living area. The vaulted ceilings narrate the long history of the building, giving a unique character to the rooms. A bedroom completes the level.

First floor

A terracotta staircase leads to a splendid covered loggia with a panoramic view of the lake. From the loggia you enter the kitchen with dining room, two bedrooms and a bathroom. From the north side, the kitchen offers convenient access to the outdoor garden.

This level, dating back to the sixteenth century, preserves original architectural elements such as the thick stone walls, the windows with period architraves

## Second Floor

The top level, the result of a 19th-century addition, features a spacious living room with wooden ceilings, two additional bedrooms and a bathroom. The entire floor is enveloped in a warm and romantic atmosphere, ideal for creating refined and welcoming environments.

### Historical Features and Uniqueness

The property is the only historic building in the area and represents a rare example of traditional architecture. The original toponym, "Cascina Mastignaga", gave its name to the entire street, confirming the historical and identity value of the property.

### Potential

The house presents itself as a perfect opportunity for those who wish to create an exclusive residence, capable of combining the charm of the past with modern comforts, through a renovation project respectful of the original soul of the building.

## Property details

**Address:** Via Bocca di Croce

**Zip Code:** 25087

**Bedrooms:** 6

**Bathrooms:** 3

**Rooms:** 10

**State of Preservation:** Discreet

**Level:** Multi-Storey

**Total Floor:** 3

**Heating:** Heating

**Age Construction:** 1500

**Current Status:** Free at the deed

**Kitchen:** Regular Kitchen

## Features

Closet

Fireplace

Parquet

Wooden Window Frames

Lake view

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices









