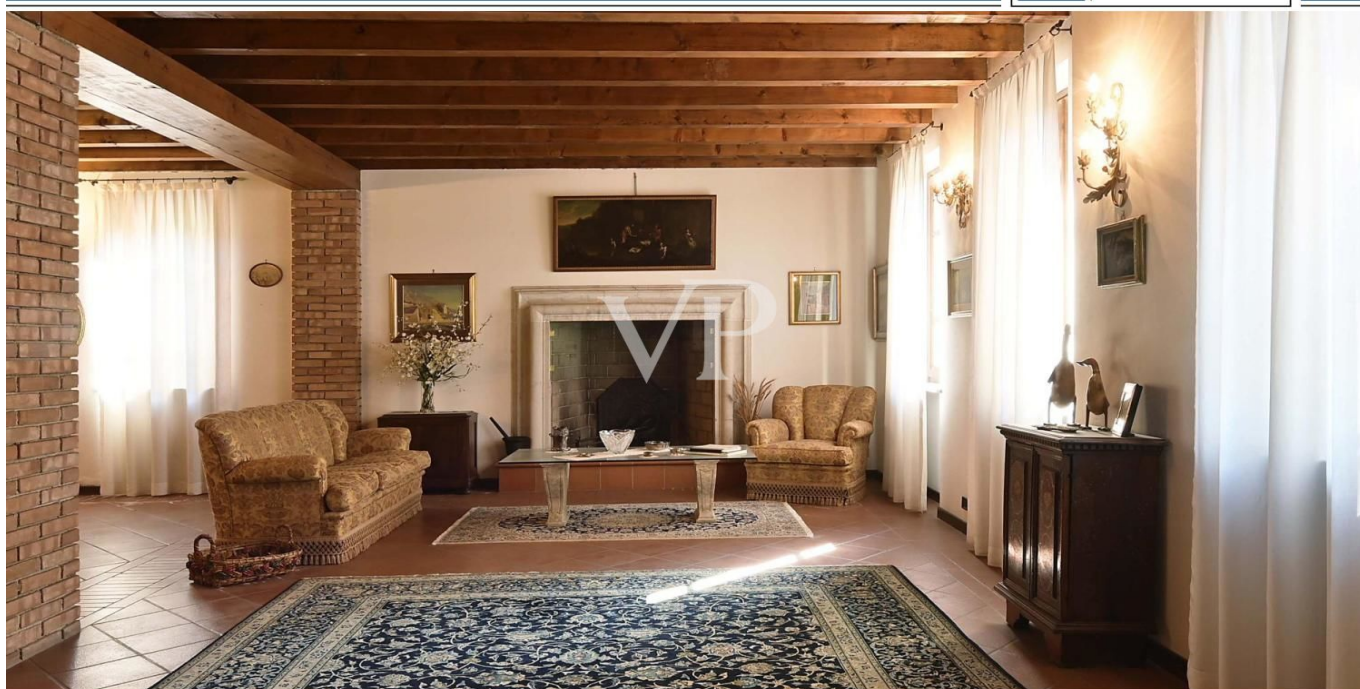


Roe' Volciano – Gardasee

Beautiful farmhouse surrounded by greenery

Property ID: IT244921309



www.von-poll.it

PURCHASE PRICE: 1.650.000 EUR • LIVING SPACE: ca. 450 m² • ROOMS: 12 • LAND AREA: 6.000 m²

Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

- At a glance
- The property
- Energy Data
- A first impression
- All about the location
- Contact partner

Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

At a glance

Property ID	IT244921309
Living Space	ca. 450 m²
Available from	22.08.2024
Rooms	12
Bedrooms	3
Bathrooms	4
Year of construction	1950
Type of parking	5 x Other

Purchase Price	1.650.000 EUR
Commission	Subject to commission
Total Space	ca. 630 m²
Usable Space	ca. 551 m²

Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

Energy Data

Type of heating	Single-storey heating system
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

The property



Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

The property



Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

The property



Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

The property



Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

The property



Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

The property



Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

The property



Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

The property



Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

The property



Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

The property



Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

The property



Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

The property



Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

The property



Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

A first impression

Beautiful large farmhouse immersed in the property park of almost 6000 square meters located in Trobiolo. Here there is certainly no lack of peace and tranquility despite being very close to Salò. Already from the gate and driveway you can feel a luxurious atmosphere, renovated about twenty-five years ago has been perfectly preserved. Terracotta floors and wooden beams make it rustic but very appealing, the period furnishings take us back in our minds to when the farmhouse was lived in by a local noble family. It stands on three levels, on the ground floor the huge living room with period fireplace, dining room and kitchen in addition to the bathroom and technical rooms, on the first floor three double bedrooms, two checkrooms, two bathrooms and two terraces, on the second, attic, the TV room, study and a bathroom. Outside, in addition to the park with olive trees and vines, there is a house for tool shelter, convertible into an annex, a huge porch equipped to enjoy evenings with friends and two covered parking spaces. The lake is not visible from the property, but it has a beautiful view of the surrounding mountains and fields. Come and see it, you will be fascinated.

Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

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. Rimbalzello 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.

Property ID: IT244921309 - 25077 Roe' Volciano – Gardasee

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Largo Dante Alighieri, n.3, 25087 Salò

Tel.: +39 0365 690596

E-Mail: salo@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com