

Code: [V002409](#)

## CHARMING PROPERTY OVERLOOKING THE GULF OF SALÒ IN ROÈ VOLCIANO

Via San Pietro Roè Volciano BS Italia

**SALE**  
**1.550.000€**

Beds 6 Bathrooms 5 Commercial 400 mq Garden 10000 mq

### DESCRIPTION:

Immersed in the green hills and mountains that surround the magnificent Gulf of Salò, insisting on an area of about 10,000 square metres characterised by a splendid olive grove, we offer for sale an elegant property consisting of a main villa and two independent flats obtained from the intelligent renovation of the old barn. The villa, built on three levels, is composed on the ground floor of a living area with a livable kitchen, a bathroom and a convenient laundry room. Going up to the first floor we find the sleeping area composed of a master bedroom with bathroom, a second bathroom with tub and two other double bedrooms, one of which has a fireplace. Reaching the second and last floor we find a large room currently used as a study and a spacious room used as a gym, lighted by the large window with access to the wonderful terrace offering a suggestive view of the Gulf of Salò. Moving on to the old barn, which has been completely renovated, on the ground floor we find a large two-roomed apartment complete with beautiful veranda, while on the first floor there is a three-roomed apartment complete with balcony offering glimpses of the lake. The property is completed by a convenient garage where up to four cars can be parked. Possibility of building a splendid private swimming pool with lake view in the garden. Property in excellent condition, unique and prestigious, ideal for lovers of greenery and peace. We remain at your disposal for further information.

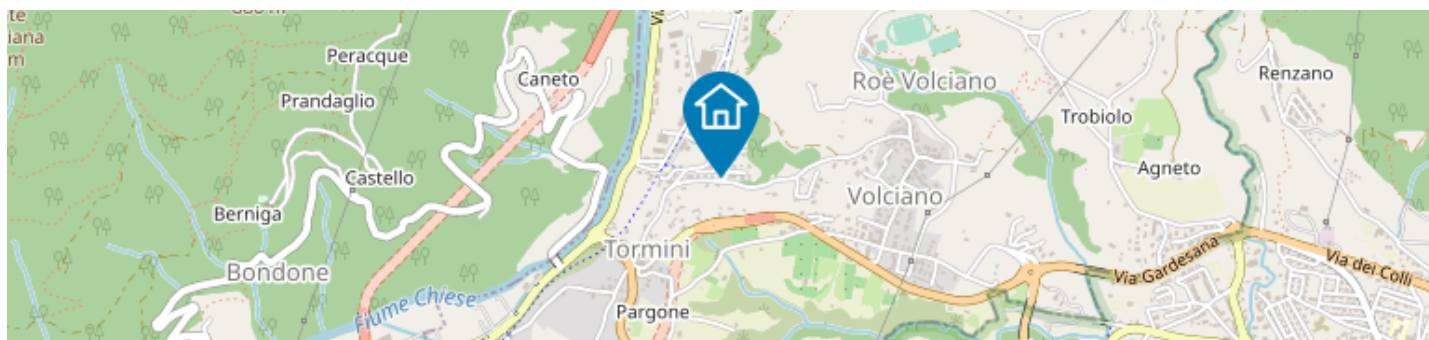
## ADDITIONAL INFORMATION

<b>Energy Rating:</b> E	<b>Minimum IPE:</b> 166,48	<b>Heating:</b> Independent	<b>State:</b> Perfect Conditions
<b>Grade:</b> Elegant	<b>Position:</b> Hill	<b>View:</b> Open View	<b>Orientation:</b> -
<b>Rooms / Locals:</b> 18	<b>Floor:</b> -	<b>Building Floors:</b> 3	<b>Internal Levels:</b> 3
<b>Garage:</b> 1	<b>Mq Garage:</b> 50	<b>Parking Space:</b> -	<b>Terraces:</b> 1
<b>Mq Terraces:</b> 20	<b>Balconies Mq:</b> 15	<b>Arcades:</b> 2	<b>Mq Arcades:</b> 30
<b>Garden:</b> Private	<b>Kitchen:</b> Eat-In Kitchen	<b>Furniture:</b> Furnished	<b>Annual Expenses:</b> -



## ACCESSORIES

- ✓ Air Conditioning
- ✓ Closet
- ✓ Data Network
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Fireplace
- ✓ Flue
- ✓ Independent Entrance
- ✓ Laundry
- ✓ Satellite System
- ✓ Security Door
- ✓ Theft Protection
- ✓ Video Intercom



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