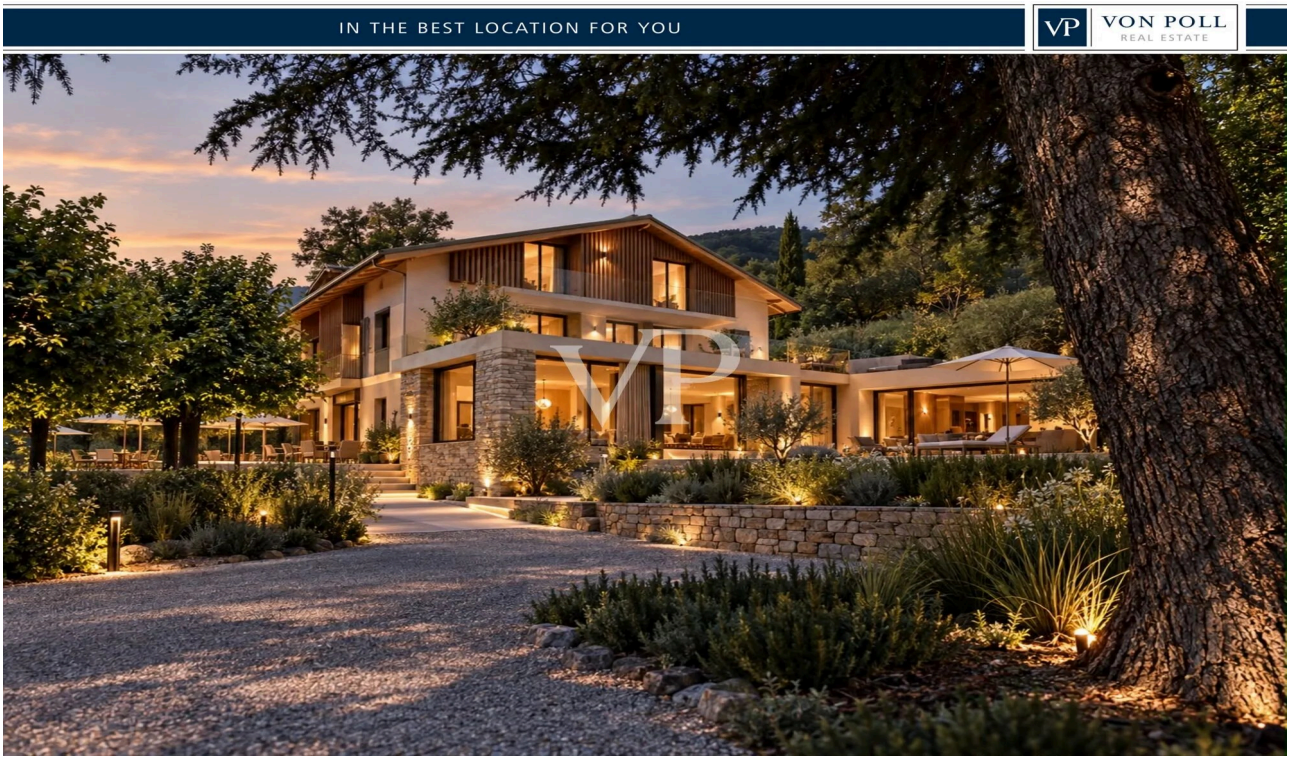
Salò

Lake view hotel nestled in a beautiful private park in Salò

Property ID: IT264923203



PURCHASE PRICE: 960.000 EUR • LAND AREA: 4000 m^2

Property ID: IT264923203 - 25087 Salò

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At a glance

Property ID	IT264923203
Year of construction	1980
Type of parking	10 x Other

Purchase Price	960.000 EUR
Hospitality industry	Hotels
Provision	Käuferprovision 5,00 % (inkl. MwSt.) vom Kaufpreis
Total Space	ca. 955 m²
Condition of property	Well-maintained
Usable Space	ca. 770 m²

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Energy Data

Type of heating	Single-storey heating system
Energy Source	Gas
Power Source	Gas

Energy Certificate	Energy demand certificate
Energy efficiency class	F

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The property





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A first impression

We present you with a unique opportunity in the heart of Salò, one of the most fascinating locations on Lake Garda, where natural beauty and culture come together in a magical atmosphere. This charming hotel from the 1990s, situated in a prime location, is ready to be transformed into a jewel of the hospitality industry.
The property features spacious and bright spaces, all ready to be renovated and customized according to the latest hospitality trends. With permission for a 600-square-meter extension, you will have the opportunity to expand and renovate the building, creating an environment that will enchant guests and capture the essence of lake life.
On the ground floor, you will currently discover a professional kitchen, a spacious dining room and a cozy bar, ideal for welcoming your future guests with delicious flavors and unforgettable moments. The double rooms, six on the second floor and eight on the second, offer enchanting views of the lake, giving guests breathtaking views that make every stay a dream experience.
The property is surrounded by a wonderful park of about 4,000 square meters, the perfect setting for events, lunches and dinners in the open air, surrounded by nature and under the shade of ancient trees. The tranquility of the place, combined with the spectacular views creates an atmosphere of serenity and relaxation, making this hotel a sought-after destination for tourists seeking escapism.
This hotel is a real opportunity for investors eager to start a successful tourism project. Demand for accommodations in the area is also growing steadily, making this property ideal for creating apartments for short and long rentals in an increasingly desirable location.
Don't miss this investment opportunity in Salò. Contact us as soon as possible for more information and to arrange a visit that could transform your future.

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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.
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.

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Contact partner

For further information, please contact your contact person:

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