



est. 1712
PODERE





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The Highlights

- Historic estate below Salò on Lake Garda
- Approx. 15,790 m² Mediterranean property with olive groves
- Exceptional elevated location with views of the lake, mountains, and town
- Multi-building complex featuring authentic natural stone architecture
- A rare combination of history, privacy, and development potential
- Approx. 732 m² total floor area
- Versatile building layout with residential, ancillary, and communal spaces
- Historic courtyard and outdoor areas with a special atmosphere
- Pool area and expansive outdoor spaces
- Mediterranean cultural landscape with olive trees, cypresses, and a time-worn patina
- Potential for an exclusive private estate on Lake Garda
- Concept ideas for a boutique retreat, hospitality & corporate hideaway
- Attractive prospects for project developers & operators
- Opportunities for private dining & select event formats
- Olive grove as an atmospheric & culinary anchor of identity
- Proximity to Salò, Gardone Riviera & the upscale Lake Garda tourism scene
- Interesting synergy opportunities in the high-end hotel & hospitality sector

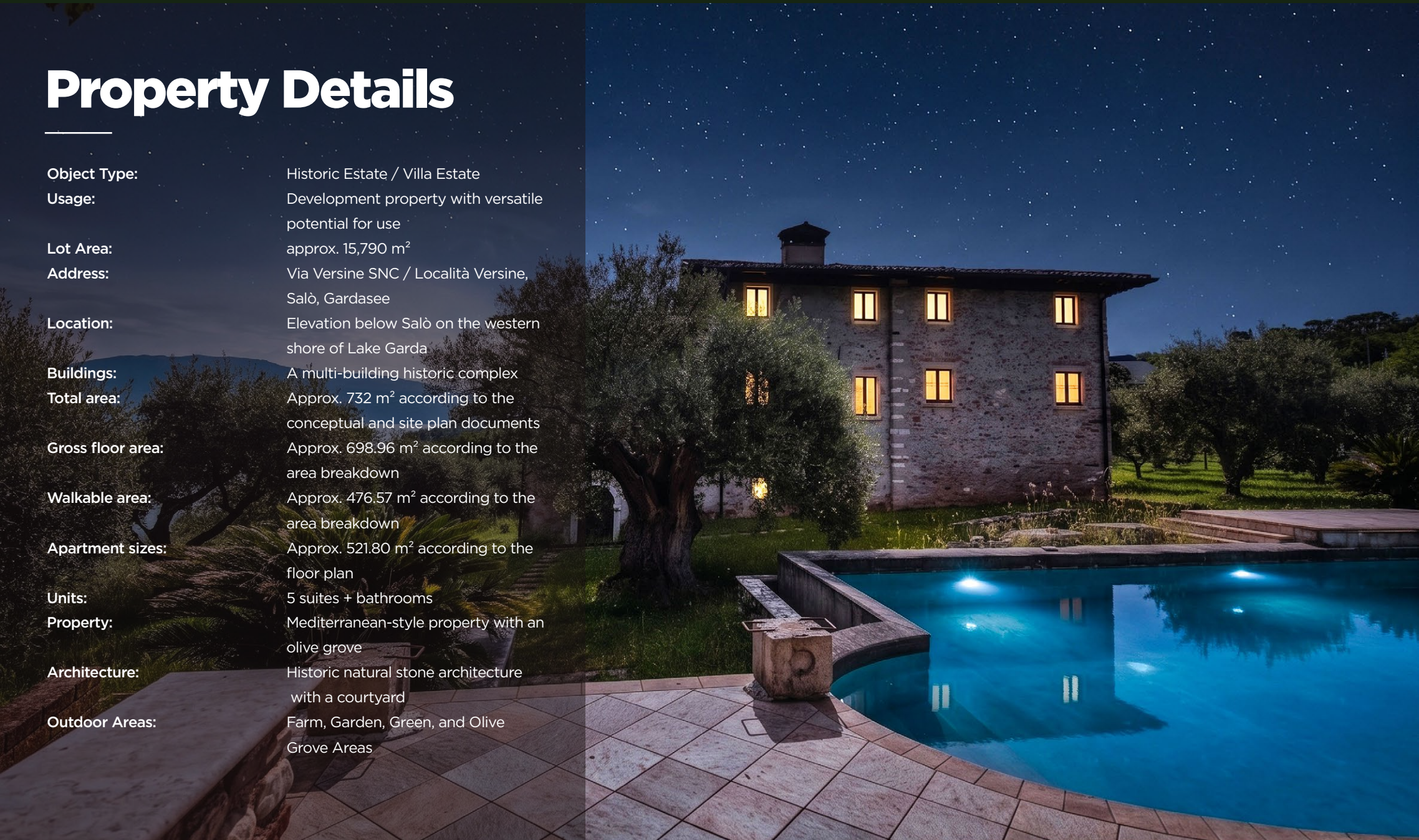




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Property Details

Object Type:	Historic Estate / Villa Estate
Usage:	Development property with versatile potential for use
Lot Area:	approx. 15,790 m ²
Address:	Via Versine SNC / Località Versine, Salò, Gardasee
Location:	Elevation below Salò on the western shore of Lake Garda
Buildings:	A multi-building historic complex
Total area:	Approx. 732 m ² according to the conceptual and site plan documents
Gross floor area:	Approx. 698.96 m ² according to the area breakdown
Walkable area:	Approx. 476.57 m ² according to the area breakdown
Apartment sizes:	Approx. 521.80 m ² according to the floor plan
Units:	5 suites + bathrooms
Property:	Mediterranean-style property with an olive grove
Architecture:	Historic natural stone architecture with a courtyard
Outdoor Areas:	Farm, Garden, Green, and Olive Grove Areas

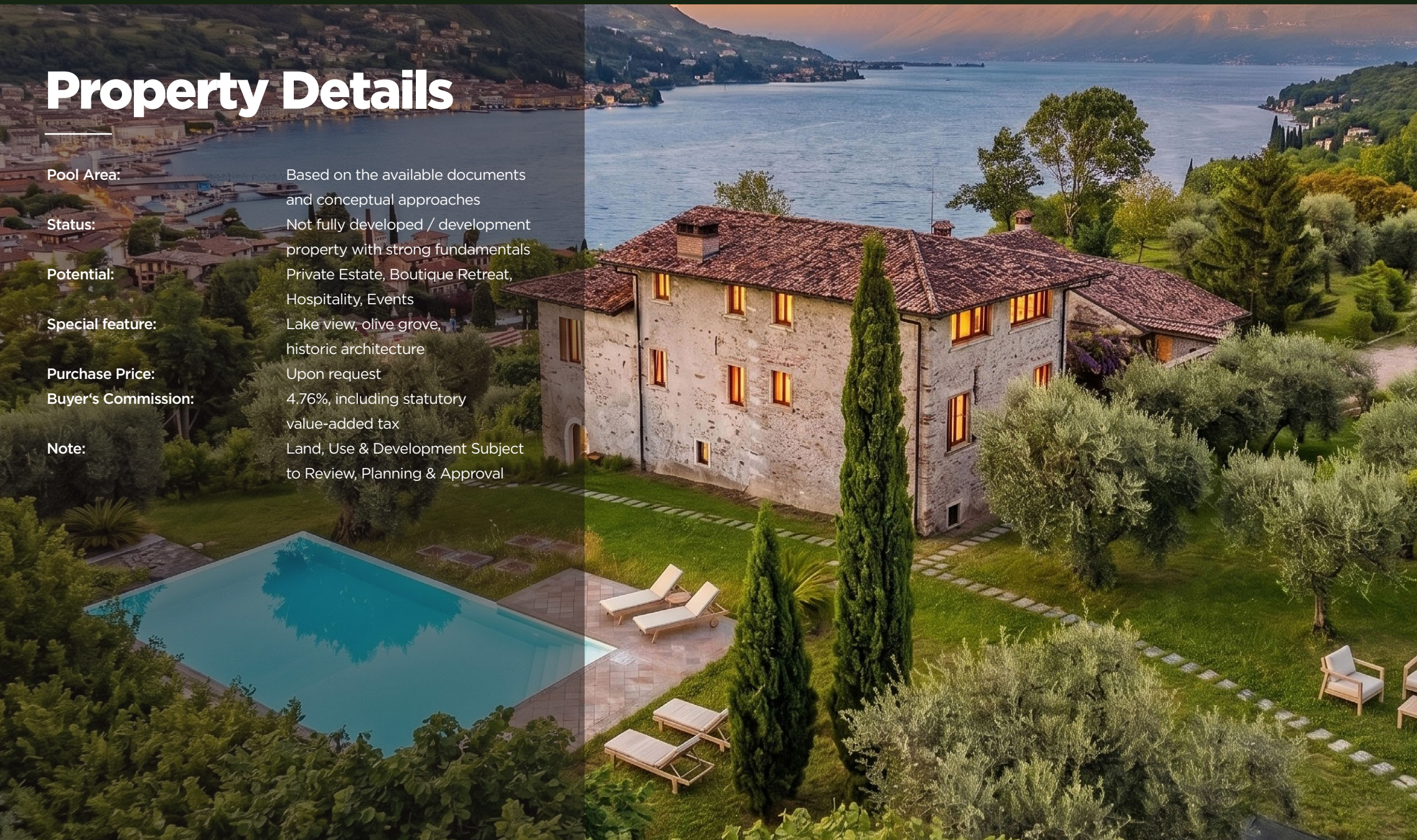




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Property Details

Pool Area:	Based on the available documents and conceptual approaches
Status:	Not fully developed / development property with strong fundamentals
Potential:	Private Estate, Boutique Retreat, Hospitality, Events
Special feature:	Lake view, olive grove, historic architecture
Purchase Price:	Upon request
Buyer's Commission:	4.76%, including statutory value-added tax
Note:	Land, Use & Development Subject to Review, Planning & Approval





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Property Description

History, Location, and Mediterranean Identity

Villa Versine is a historic estate nestled below Salò, where Lake Garda is not merely a backdrop but an integral part of the local way of life. Natural stone facades, arched gateways, outdoor staircases, courtyard areas, olive trees, and cypresses define the character of this special place. Perched on a hill and nestled within a Mediterranean cultural landscape, the estate makes its mark not through ostentatious display, but through its heritage, substance, and atmosphere. The quiet power of this place is particularly evident in the evening light. The view over Salò, the lake, and the surrounding mountains, the historic walls, the olive groves, and the mature layout convey an image that is becoming increasingly rare on Lake Garda: authentic, private, seamlessly integrated into the landscape, and full of possibilities.

Substance with Development Potential

Villa Versine is deliberately not intended to be viewed as a fully finished luxury property, but rather as a substantial development property with exceptional potential. This is precisely where its special appeal lies: its current condition offers a future buyer the opportunity to realize their own vision and give the property a personal touch.

Spatial Structure and Conceptual Use

Based on the available planning and marketing documents, a conceptual layout featuring up to five suites or apartment units and up to six bathrooms can be derived. This structure is complemented by living, dining, and lounge areas; kitchen areas; basement and cantina spaces; utility and ancillary areas; as well as the distinctive patio, portico, and courtyard areas.





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Property Description

Private Estate, Hospitality, and Indulgence

Possible developments include a private family estate, an exclusive boutique retreat, a discreet corporate hideaway, a small-scale hospitality concept, or a venue for private dining, gourmet experiences, retreats, and select events. The property may also be of interest to project developers, operators, family offices, or private investors seeking a unique property with a prime location, solid structure, and potential for development.

Olive Grove as a Defining Feature

The approximately 15,790 m² property, complete with its olive grove, forms a central part of the atmosphere. The olive grove does not represent a professional agricultural operation, but rather Mediterranean heritage, authenticity, and conceptual versatility—for example, for producing one's own olive oil, tastings, private dining, guest gifts, or a small in-house brand as part of a holistic usage concept.

Note on Use and Development

All presented usage, expansion, and development prospects are to be understood as conceptual possibilities. The nature, scope, areas, feasibility of obtaining permits, economic viability, and future use must be independently assessed by the purchaser in consultation with the relevant expert advisors and authorities.





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Floor Plan Garden Level

The planning and marketing documents provided here outline a conceptual layout featuring up to five suites or apartment units and up to six bathrooms. The floor plan is complemented by living, dining, and lounge areas, kitchens and ancillary spaces, basement/cantina areas, as well as the distinctive portico and courtyard areas. The final layout and implementation are subject to planning and approval.

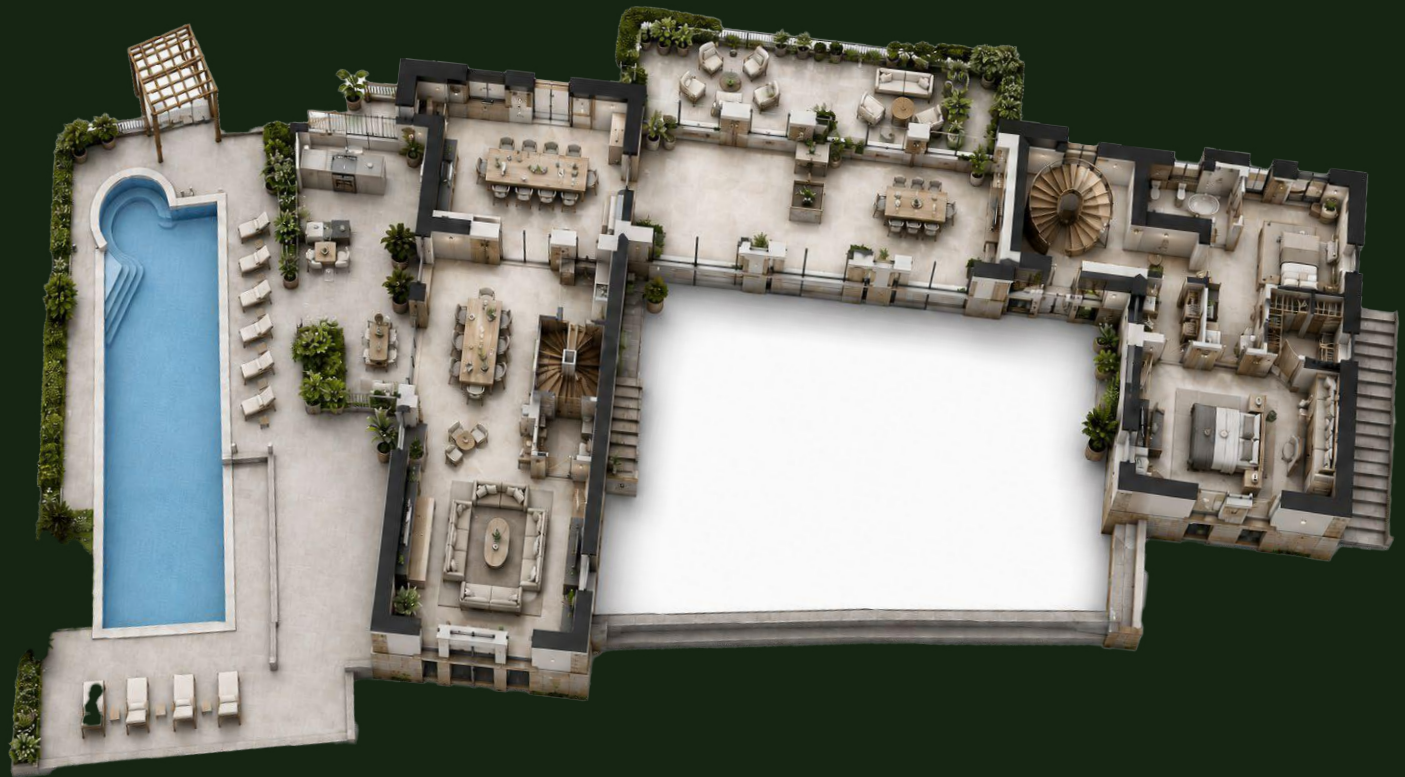




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Floor Plan Upper Floor

The planning and marketing documents provided here outline a conceptual layout featuring up to five suites or apartment units and up to six bathrooms. The floor plan is complemented by living, dining, and lounge areas, kitchens and ancillary spaces, basement/cantina areas, as well as the distinctive portico and courtyard areas. The final layout and implementation are subject to planning and approval.

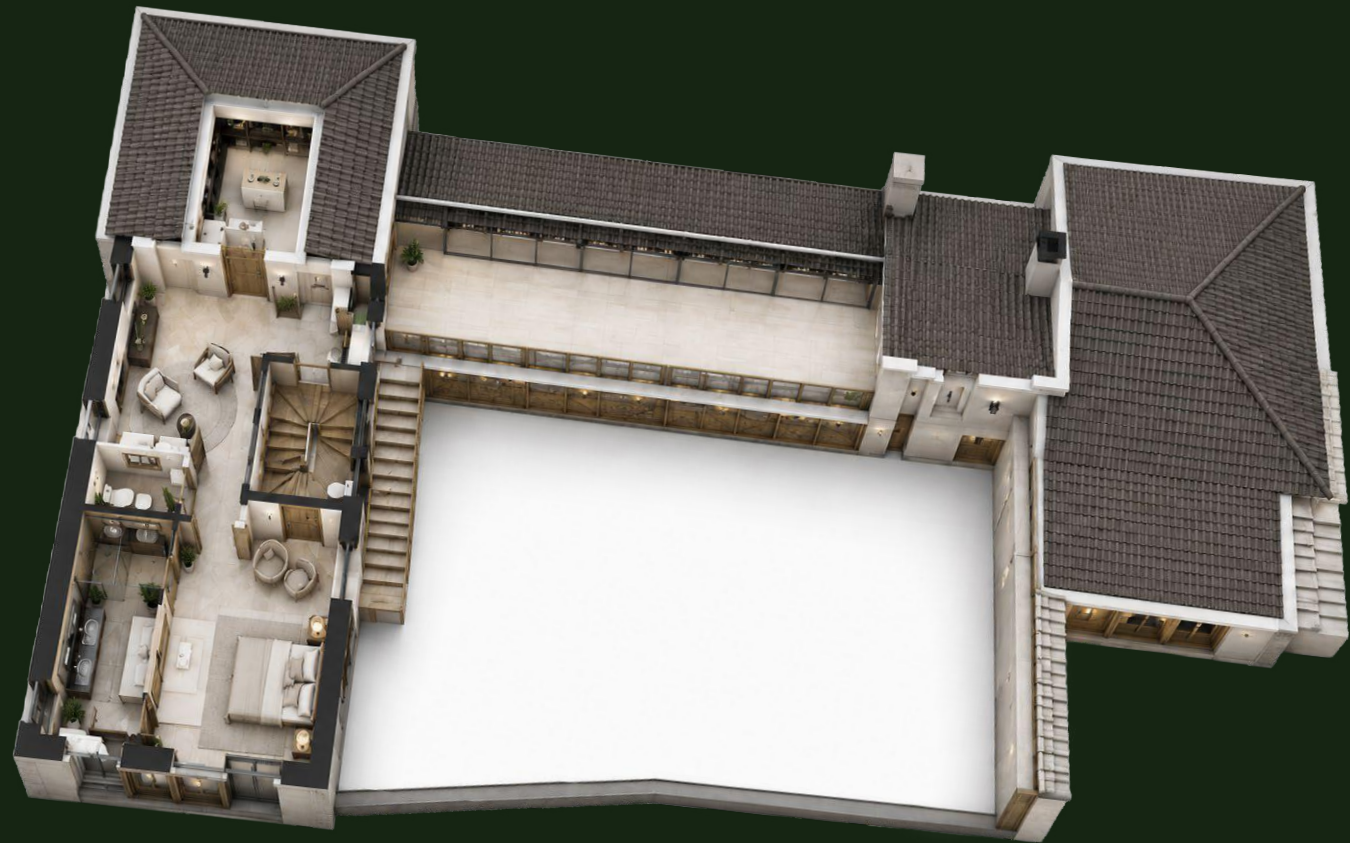




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Floor Plan Attic

The planning and marketing documents provided here outline a conceptual layout featuring up to five suites or apartment units and up to six bathrooms. The floor plan is complemented by living, dining, and lounge areas, kitchens and ancillary spaces, basement/cantina areas, as well as the distinctive portico and courtyard areas. The final layout and implementation are subject to planning and approval.





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Overall Concept for Villa Versine

Villa Versine offers an exclusive ensemble of up to five suites, spacious living and lounge areas, and versatile outdoor spaces. The property is ideal for private living, hospitality, retreats, or exclusive vacation rentals.

Highlights

- Up to 5 suites / apartment areas
- Up to 6 bathrooms
- Multiple living and lounge areas
- Basement, storage, and utility spaces
- Potential for a wine cellar or cantina
- Historic portico and courtyard
- Olive grove, garden, and pool area

Suite Concept

- Main Suite – spacious living area with a grand atmosphere
- Garden Suite – self-contained guest suite with direct access to the outdoor area
- Courtyard Suite – compact unit for guests or staff
- Attic Suite – private retreat with a balcony
- Flexible Suite – expandable space for additional usage concepts

Special Features

The historic portico with its inner courtyard forms the heart of the villa and is ideal for private dining, wine tastings, and exclusive events. The property is complemented by authentic cellar spaces with potential for a cantina, as well as spacious outdoor areas featuring an olive grove and a Mediterranean ambiance. An exceptional Tuscan villa offering versatile uses and significant development potential.





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The Inventory

The villa is structurally sound and can be renovated.
The location, on the other hand, is absolutely unique.





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Materials with a History

A wall steeped in history, combined with
Mediterranean plants and modern elements





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The Vision

Renovate the villa to your liking
and turn it into a true oasis of luxury





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Event Venue

Turn your event, your party, or your celebration into a highlight, and create memories for your guests that will last a lifetime.





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Your Front-Row Seat

Perched on a hilltop with views of Lake Garda and the town of Salò, you'll enjoy a truly prime location





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Good to know

Tips for Successful Renovation and Expansion Projects in Italy

Italy has a unique tradition when it comes to preserving historic buildings. Properties like Villa Versine are viewed not merely as buildings, but as part of a cultural landscape that has evolved over time. Ideally, developers working here should not work against history, but with it.

Preserving and Enhancing Historic Features

Natural stone facades, courtyards, arched gateways, and established structures are not limitations but rather the true value of such properties. Traditional materials, a subdued color palette, and thoughtful attention to detail can preserve the character of the property while also providing modern comforts.

Involve Local Experts Early On

An Italian architect, geometra, or specialized planner is familiar with regional procedures, bureaucratic processes, and technical requirements. Especially when it comes to renovation, remodeling, changes in use, energy-efficient modernization, or outdoor facilities, early coordination ensures planning certainty.

Consider the landscape and outdoor areas as part of an overall concept

On Lake Garda, sightlines, sloping terrain, materials, vegetation, and visual impact play a central role. Courtyards, patios, gardens, olive groves, paths, and potential pool areas should be planned as a cohesive experiential space, so that the result is not just space, but atmosphere.





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Olive Grove & Olive Oil

Realistically Developing a Mediterranean Identity and Use

The olive groves, the historic character of the property, and its location open up exciting possibilities for a private estate, boutique retreat, hospitality ventures, gourmet concepts, or select event formats. However, the nature, scope, and feasibility of obtaining permits should always be assessed on a case-by-case basis with expert consultants and the relevant authorities.

Note: All development and usage prospects presented here are intended as conceptual possibilities. The nature, scope, and feasibility of any future use must be independently assessed by the purchaser in consultation with the relevant expert advisors and authorities.





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Location

A Micro-Location with Panoramic Views

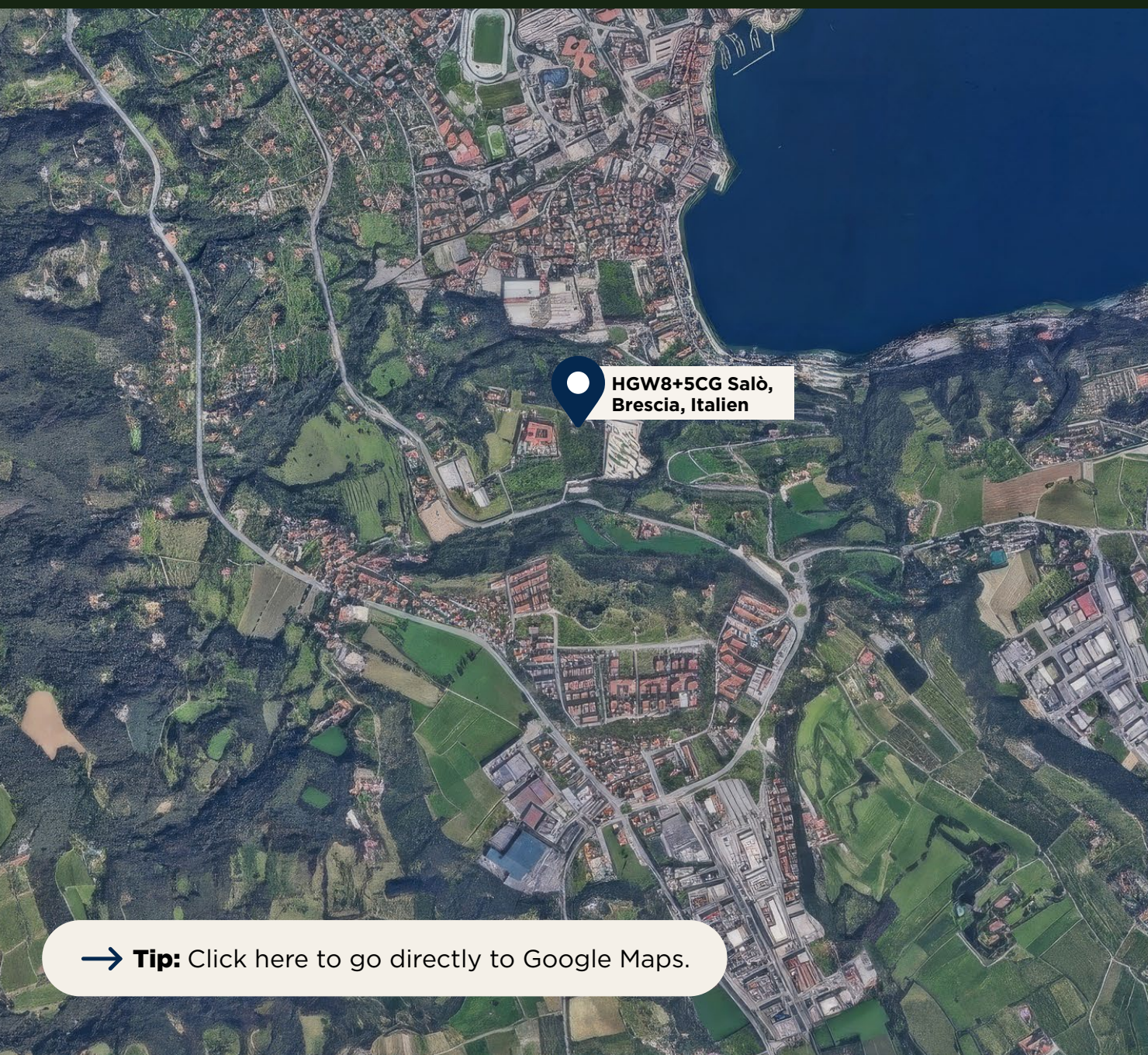
Villa Versine is situated below Salò on the western shore of Lake Garda, nestled in a Mediterranean hillside landscape of olive groves, cypress trees, and a mature cultural landscape. From here, the view stretches out over Salò, the lake, and the surrounding mountains. The location combines seclusion, panoramic views, tranquility, and proximity to lakeside life.

Salò and the Elegant West Shore

Salò is one of the most historic towns on Lake Garda. The historic old town, the long lakeside promenade, small piazzas, boutiques, restaurants, cafés, and the harbor all contribute to a sophisticated, lively, yet pleasantly unhurried atmosphere. To the north lies Gardone Riviera, one of the most distinctive towns on the western shore, characterized by historic villas, parks, promenades, the Vittoriale degli Italiani, and upscale tourism.

Leisure, Indulgence, and Hospitality

The region offers a wide range of opportunities for boating, sailing, water sports, cycling, hiking, golf, markets, culture, thermal spas, wine, olive oil, and Northern Italian cuisine. For a property like Villa Versine, this creates an ideal setting for a private estate, boutique retreat, private dining, exclusive events, or a custom-designed hospitality concept. Potential synergies with the high-end hotel and tourism sector would need to be evaluated on a case-by-case basis.



HGW8+5CG Salò,
Brescia, Italian

→ **Tip:** Click here to go directly to Google Maps.



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Location

Northern Italy and International Accessibility

Beyond its local appeal, Villa Versine stands out for its strategic location in Northern Italy. Brescia is about 30 to 40 minutes away, Verona about an hour, Milan about 90 to 120 minutes, and Venice about two hours. The nearest international airport is Verona Valerio Catullo, approximately 50 to 60 minutes away, depending on traffic. In addition, Milan-Linate, Bergamo, and Milan-Malpensa offer excellent domestic and international connections.

A Retreat with Connectivity

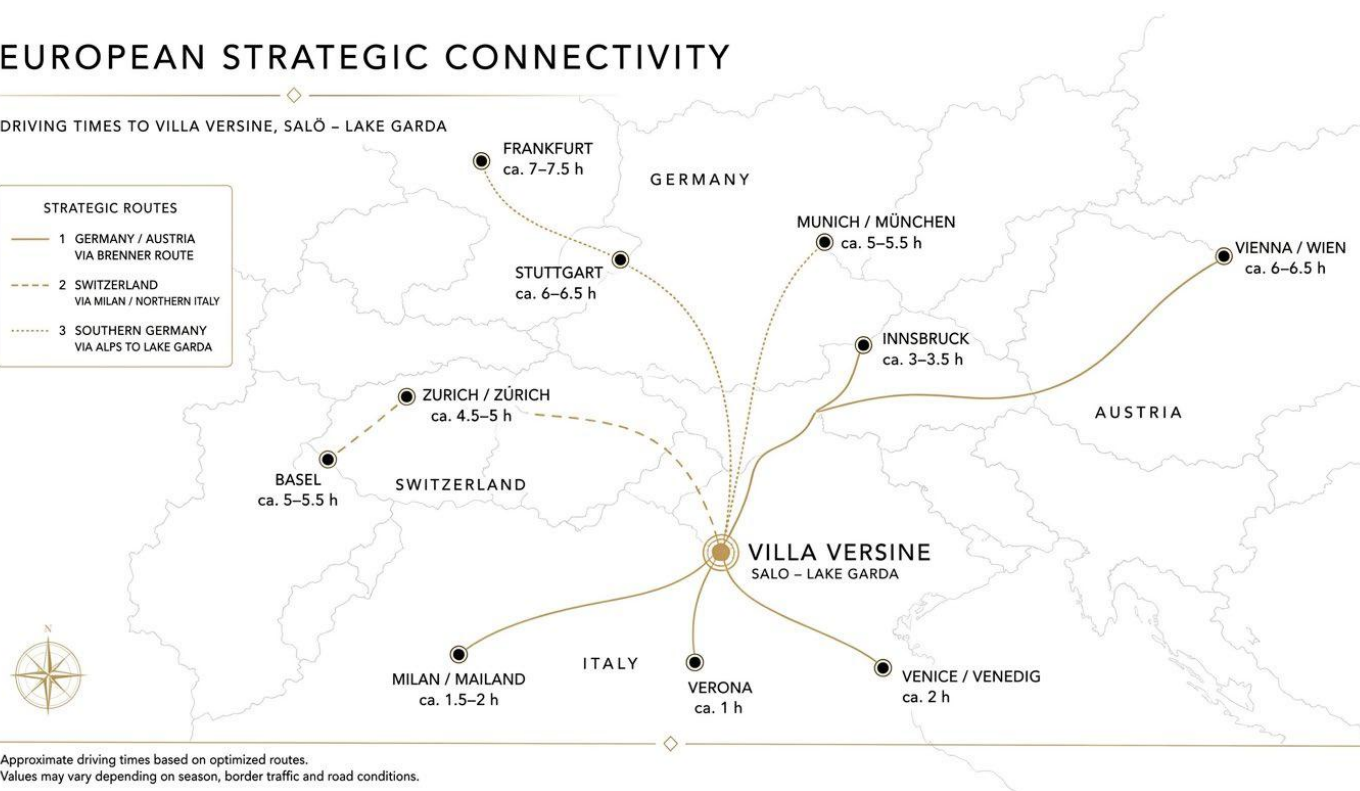
Villa Versine thus combines a secluded location in the Mediterranean landscape of Lake Garda with proximity to historic sites, tourist infrastructure, high-quality recreational opportunities, and major international transportation routes. A retreat with connectivity—for living, enjoyment, hospitality, and personal growth.



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EUROPEAN STRATEGIC CONNECTIVITY

DRIVING TIMES TO VILLA VERSINE, SALÒ - LAKE GARDA



Strategic Connectivity

Villa Versine combines a secluded, elevated location with close proximity to the main attractions of western Lake Garda. Salò, Gardone Riviera, the lakeside promenade, the harbor, and cultural highlights such as the Vittoriale degli Italiani are all within easy reach. This creates a micro-location that combines seclusion with a rich experience: privately situated, nestled in the countryside, yet close to fine dining, the lake, culture, leisure activities, and upscale tourism.

Beyond the region, the property stands out for its strategic connectivity to Northern Italy and key regions across Europe. Southern Germany, Austria, and Switzerland are well-connected via established Alpine routes, while Verona, Milan, Bergamo, and Malpensa offer strong domestic and international flight connections.

As a result, Villa Versine is ideal not only as a private retreat on Lake Garda but also as an internationally accessible base for owners, guests, family offices, operators, or sophisticated hospitality concepts seeking to combine a Mediterranean retreat with efficient mobility.



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Legal Notices & Disclaimer

Transparency and Legal Framework

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We assume no liability for the accuracy, timeliness, or completeness of the information. Liability is excluded unless we are found to have acted with intent or gross negligence. This property description does not constitute an agreement regarding quality, a guarantee, or a representation of specific characteristics. Area measurements, floor plans, room layouts, and configurations are based on available cadastral, planning, conceptual, and marketing documents. They may differ from actual, approved, surveyed, or future realizable areas. Areas, layouts, and uses may change as a result of planning, approval, renovation, or repurposing.

All of the concepts presented—including those related to development, use, hospitality, events, retreats, private estates, pools, gardens, olive groves, or operations—are non-binding possibilities. They do not constitute any commitment regarding the property's condition, eligibility for permits, economic viability, occupancy rates, returns, operational feasibility, or future use.

For real estate in Italy, the cadastral register, land registry, building codes, urban planning, landscape and historic preservation regulations, taxes, technical systems, and energy matters must be independently verified. Permits, notifications, or coordination with authorities may be required for renovations, refurbishments, changes of use, tourist use, events, pool and outdoor facilities, or other projects. The relevant Italian authorities and applicable regulations are decisive. Due to the property's historical character and location, requirements related to cultural heritage, historic preservation, landscape protection, or townscape preservation may apply. Alterations to facades, roof surfaces, natural stone, historic building components, outdoor facilities, access roads, pool areas, lighting, vegetation, or sightlines may be subject to special review.

Visualizations, mood boards, AI renderings, and examples of interior design, event, pool, garden, or usage scenarios are provided solely to illustrate possible ideas. They do not represent the current state of the property, approved plans, guaranteed amenities, or a binding scope of services.

References to the hotel and hospitality sector, in particular A-ROSA or other providers, do not imply any existing partnerships, rights of use, access rights, catering commitments, rights of shared use, or operating agreements. Any potential synergies must be reviewed and agreed upon separately. This offer is subject to change and is non-binding. We reserve the right to prior sale, price changes, changes in planning, approval, ownership, cadastral, or legal status, as well as errors. A legally binding purchase is effected exclusively through a notarized purchase agreement under Italian law.

The buyer's commission is 4.76%, including statutory value-added tax, calculated based on the notary-certified purchase price, unless otherwise agreed in writing. The commission becomes due upon the conclusion of a valid purchase agreement resulting from our referral or brokerage services. The purchaser is advised to conduct their own due diligence prior to signing the contract. This includes, in particular, verifying ownership, encumbrances, easements, the status of the cadastral and land registry records, the physical condition of the property, permits, rights of use, historic preservation and building regulations, taxes, energy, environmental issues, and the feasibility of the planned use concept.

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