



# Immobilien Werner Rieger GmbH

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**Exposé 1932**

**Type of property:** Unfinished Mansion on the west coast, with several cottages and limonaia

**Location:** The Villa is located in a quiet area, surrounded by vineyards and olive grove with beautiful lake view.

**Land:** Approx 20,000 sqm of olive groves

**Surfaces:** the main house of approx. 500 sqm + 150 sqm + 140 sqm Cellar + 40 sqm terrace Garage

1 Ground floor apartment 180 sq.m. + balcony  
1 bedroom apartment on the 1st floor of 210 sq.m.  
1 Attic 110 sq.m.

There are 3 other cottages of 237 square meters, 135 square meters and 185 square meters each.

The whole unit consists of approx. 1,057 square meters.

**Notes:** This villa is really beautiful and historical.

The villa was built in '700 and is surrounded by approx. 1,200 meters of restored natural stone wall.

The property may be increased by approx. 528 square meters.

There is also the possibility of transforming it into a luxury property and sell the apartments individually.

**Prices:** 1) acquisition as a company with On Request

2) as a private On Request

**Fees:** 4% + IVA