



# Immobilien Werner Rieger GmbH

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**Expose nr. 1933**

**Type of Property:** villa with swimming pool, olive grove and lake view on the west coast

**Location:** The villa is located in peaceful and idyllic place, surrounded by greenery and with beautiful lakeview.

**Land:** approx. 9,000 square meters of garden and olive grove.

**Surfaces:** The villa has approx. 1000 square meters, divided as follows

*Ground fl.* Entrance  
large Living room with fireplace and exit to the covered terrace and pool  
Kitchen  
Dining room  
1 Bathroom  
Stairway to 1st floor/ gallery/loft and cellars

*1<sup>st</sup> fl / Mezzanine-Gallery*  
large corridor  
1 Master bedroom with 2 bathrooms  
1 Suite for guests  
2 Rooms / Studio  
Stairway to 1st floor and 2 large roof terraces

*Cellars:* large room / tavern with fireplace, 2 fitness rooms for guests with bath, 2 technical rooms, tunnel toward the Garage (100 qm).

*Dependance / apartment for guests at ground floor:*

Living / Kitchen with access to the terrace, 1 Bedroom, 1 Bathroom

**Notes:** This is a property truly unique and highly valuable.  
The Villa was built with the latest concepts of home automation and high quality materials; it's also sold with high standard furniture.  
The location and view of the lake make it surely one of the most prestigious villas around the lake.  
The building also has an alarm system.

**Price:** On written Request

**Fees:** 4% + IVA