



# Immobilien Werner Rieger s.r.l.

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**Exposé nr. 1960**

**Property type:** Villa with beautiful lakeview in Malcesine

**Location:** The villa is situated in a quiet hillside with stunning lake view.

**Land:** approx. 1200 m<sup>2</sup> garden

**Surfaces:** In total about 144 sqm divided as follows

*Ground floor*

- entrance with stairs to the mezzanine
- living room with fireplace and exit to the terrace of 14mq
- kitchen with exit to the terrace and garden
- bedroom
- Shower / WC
- Stairway to basement

*Basement (apartment for guests)*

- living room / kitchen with exit to large terrace
- bedroom
- shower / WC

- Garage

**Notes:** The villa is well maintained, but needs some renovation works.  
The distance from the center is about 2 km, and the property also has air conditioning.

**Price:** ~~€ 570.000~~ € 420.000

**Commission:** 4,84% taxes incl.