



Immobilien Werner Rieger GmbH

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Expose nr. 1963

Property type: villa in olive grove with pool and nice lakeview on the west coast

Location: The villa is situated in an idyllic and peaceful area surrounded by greenery, with beautiful lake-view.

Terrain: 8,000 sqm with olive trees, including 1,500 as parking.

Surface: about 445 sqm of villa, divided as follows

Ground Floor:

- entrance
- corridor
- Room currently used as a restaurant and large living room (110 sqm)
- covered terrace (100 sqm)
- kitchen (60 sqm)
- 2 guest toilet + 1 bathroom with shower / wc
- 1 laundry
- room with fireplace
- Stairs to 1 st floor

1 st floor:

- 3 bedroom
- 1 shower / WC

Notes: This is a well-kept home. Originally it was just a villa, which was then partially transformed into a restaurant, that may be at any time suited again as a private villa. The location and the lakeview are very beautiful, the villa also has a 10x6m pool with gazebo.

Land: 3,500sqm of which 800sqm and 2400 cbm as building.

Prices:	1) villa with pool + 8,000 m² land	€ 1,800,000
	2) Land 3,500 sqm	€ 725,000
	3) 6,000 square meters of agricultural land	€ 60,000

The products may be purchased individually or together.

Fees: 4% + IVA