



Immobilien Werner Rieger GmbH

IMMOBILIEN WERNER RIEGER GMBH D – 83093 BAD ENDORF MARTIN – LUTHER- STRASSE 4 TEL.: 08053/796632

INFOS UNTER: Loc. Volta di Nò, 14 – I-38060 – TENNO

I-Tel: 0464/521551 – I-Fax: 0464/559931 – I-Handy: 335/272887

D-Fax: 0039 0464 559931 – D-Handy: 0039 335 272887

Internet URL: <http://www.immobilienrieger.com> **e-mail:** werner@immobilienrieger.com

Exposé 1979

Property type: Vintage Villa with large pool in the heart of the moraine hills of south Garda.

Location: The villa is located in the hills of southern Gardalake, surrounded by greenery and located in a idyllic and quiet area.

Land: approx. 10.000 mq of park with secular trees.

Surfaces: villa of 1000 sqm

Gr. Fl. : Foier / Entry
Living room with with fireplace and arched ceiling
living / dining room with fireplace spot
Kitchen with fireplace
Cellar with arched ceiling and own entrance in adjacent building
Wooden stairs to first floor 1

1 ° floor: 4 bedrooms, including 2 large ones
2 bathrooms, including a large one
1 master bedroom with fireplace
Stairs to 2nd floor

2 floor: 4 large rooms / halls, one with a spiral staircase to the tower and its roof terrace.

Notes: This is a beautiful, historic house, built towards the end of '700.
The room with arched ceilings date back to 1500/1600.
The property is protected as a historic building and can be restored after approval of the authorities.
The park also has a large swimming pool.
On a clear day you can see Lake Garda from the panoramic terrace.
The furniture can be purchased by separate negotiation.

Price: On Request

Fees: 4% + IVA