



# Immobilien Werner Rieger GmbH

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**Exposé nr. 1948**

**Type of property:** Villa-Cottage in a olive grove with beautiful lake views in Malcesine

**Location:** The Villa is located on a quiet hillside with beautiful lake-view.

**Land:** Approx 3.400 sqm with olive grove

**Surfaces:** In total approx. 300 sqm, divided as follows

*1<sup>st</sup> fl.*

- Entrance with large terrace
- 1 large Kitchen with dining room, fireplace and access to terrace
- 1 Living room with fireplace
- 1 Guest bathroom
- Stairway to 2nd floor

*2<sup>nd</sup> fl.*

- 3 Bedrooms
- 1 Bathroom

*Ground fl.* (2 apartments for guests)

Apt 1 : Living Room / Kitchen, 1 Bedroom, 1 Bathroom on mezzanine, 1 fitness area under the mezzanine, access to terrace.

Apt 2 : Living Room / Kitchen, 1 Bedroom, 1 Bathroom

- 1 Covered terrace
- 1 Grill-area in the Garden
- 1 Closet / Garage

**Notes:** This is a beautiful villa, well maintained, with beautiful lake-view.  
The house also has 3 covered parking spaces and a stable for 1 horse.

**Price:** € 1.200.000 (One million two hundred thousand Euro)

**Fees:** 4% + IVA