



Immobilien Werner Rieger GmbH

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Espose nr. 1980

Type of property: renovated Rustico with wonderful lakeview in Malcesine

Location: the house is located on the hillside in an idyllic and peaceful area in the middle of an olive grove with beautiful lakeviews, about 4 km above Malcesine

Land: 5.760 sqm olive grove with beautiful trees, auto-irrigation, barbecue area; a part of the garden has been developed as "Zen Garden".

Surfaces: 200 sqm, divided as follows

Ground floor: entrance / kitchen with patio
Living room with fireplace and exit to a 30sqm terrace
Shower / wc
Bedroom
Stairs to first OG

1st floor: 4 Bedrooms, one with a fireplace and one with exit to the 20sqm terrace
1 shower / WC
1 guest-toilet

Mezzanine: 1 Boiler-room and cellar
Wellness area with solarium, sauna, whirlpool, shower / wc
1 large relaxation / multi-purpose room

Notes: This is a really beautiful restored Rustico, which has been finished in 2011.
The house has got underfloor heating and wall heating + heating bodies in 1.OG.
The property is particularly suitable for people seeking peace and contact with Nature.

The property has planning permission for the construction of a swimming pool (8.50x5.50 m) and is sold furnished.

Price: € 998.000 (Nine hundred ninetyeight thousand Euro)

Fee: 4% + IVA