



# Immobilien Werner Rieger GmbH

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**Expose nr. 1997**

**Property Type:** Villa on the Berici's hills with splendid views.

**Location:** The villa is located in a hilly area close to a quaint village and owns a wonderful view.

**Land:** approx. 7000 of garden with many olive trees, palms and secular trees.

**Surfaces:** 450 sqm villa

*Mezzanine floor with 2 Entrances*

Entrance

Living / dining room n ° 1

small Living / reading room n ° 2

Dining room with fireplace

Kitchen

1 shower / WC

Living room with fireplace n ° 3

Stay n ° 4

Stay n ° 5

second entrance with stairs to first floor

*1 st floor*

2 bedrooms

1 shower / WC

1 room with private bathroom and exit to the terrace (100 sqm)

1 dressing room

1 multipurpose room

Stairs to the attic

*Attic (122 sqm)*

Living/dining room / kitchen

1 shower / WC

Stairs to the roof terrace with great views over the valley

**Notes:** This is a lovely old villa, that only needs some renovation work.  
The house also has a large garage, and the furniture can be purchased after negotiation.

**Price:** € 1.800.000 (One million eight hundred thousand Euro)

**Commission:** 4% + taxes