



Immobilien Werner Rieger s.r.l.

IMMOBILIEN WERNER RIEGER SRL I-38060 Tenno, Località Volta di No n°14
TEL.: +39 0464 521551 Fax: +39 0464 559931 Mobile: +39 335 272887

Internet URL: <http://www.immobilienrieger.com> e-mail: werner@immobilienrieger.com PEC: immobilien.rieger@pec.it

Exposé Nr. 2091

Property type: historic villa to renovate in Malcesine

Location: The villa is very close to the lake, in one of the most beautiful bays on Lake Garda.

Land: Approx. 2.900 sqm park with old trees.

Surfaces: appr. 340 sqm + dependance (50 sqm), divided as follows

Gr. Floor

- Entrance hall
- Living room with old fireplace
- Dining room
- Cooking
- 1 shower / wc
- Stairs to 1st floor

1st floor

- 3 bedrooms
- 1 shower / wc
- 2 terraces (total 110 sqm)

Cellar

Notes: This a beautiful, ancient villa that needs renovation works; there's already the building permit, with possibility of extension.

The villa is located in a beautiful park and only 100 mt from the lake, it has got also its own buoy and the owner of the villa can use the boat house and the pier of the neighbor.

En.Cl. "G"

Price: On Request

Brokerage: 4.88% taxes incl.