



Immobilien Werner Rieger s.r.l.

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Exposé nr. 2233

Property Type: villa with lake-view in the hills of southern Garda.

Location: The property is located on a slight slope, surrounded by greenery, a few minutes away from Lake Garda and a Golf Club.

Land: 2.000 m² garden with rainwater tank (8.000 l.) for irrigation.

Surfaces: Villa of about 450 sqm + 171 sqm of terraces

Ground Floor

- entrance
- large living / dining room, with fireplace and exit to porch with grill / pizza oven
- large kitchen with exit to the porch
- Guest bathroom
- Shower / wc
- large Studio / multipurpose room with exit to the garden
- Stairs to the 1st floor and the basement

1.OG

- atrium
- 4 bedrooms, one with private Bathroom, all with access to the terraces
- 2 single bedrooms, all with access to the terraces
- Bathroom / WC

Basement

- Atrium
- Pantry
- Cellar
- Laundry
- Shower / wc
- Toilet for guests
- Boiler room with solar panels system
- Tavern / Stube with provision for fireplace / stove
- Multipurpose room
- 2 closets
- Double garage (47 sqm)

Notes: The villa is in excellent condition.
There is also the possibility of building a swimming pool (11x11m).
Between the outer walls and inner walls there is a "cavity" for insulating the house from external moisture.

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Price: € 1.500.000

Fees: 4,88% IVA tax incl.