



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

Expose nr. 2251

Property Type: Villa with pool and beautiful lakeview by the Bay of Salò

Location: The villa is located very close to downtown and the waterfront.

Land: 818 sqm, of which 290 sqm of garden and 230 sqm of terraces / solarium

Surfaces: house of about 311 sqm, divided as follows

Ground floor (180 sqm)

entrance / hallway

large living / dining room with fireplace and exit to porch, solarium and swimming pool (150 sqm)

Stairs to the 1st floor

large kitchen with exit to garden and pool

Closet

Aisle

Guest toilet

Study

Laundry

Boiler room

Gym

1st floor (140 sqm)

hall / corridor with access to the garden (160 sqm)

Guest bedroom with en suite bathroom

Master bedroom with dressing room and Shower / WC

Children's room with shower / WC and dressing room

Stairs to the ground floor

All rooms have balconies (81 sqm in total)

Basement: large garage (about 100sqm)

Notes: This is a villa of recent construction; there is already available a rendering / project for the interior, designed by "Casa&Design".

En.Cl. "A"

Price: On written request

Commission: 4,88% IVA tax incl.