

 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: <a href="http://www.immobilienrieger.com">http://www.immobilienrieger.com</a> e-mail: <a href="http://www.immobilienrieger.com">werner@immobilienrieger.com</a> PEC: <a href="mailto:mmobilienrieger@pec.it">mmobilienrieger@pec.it</a>

Exposè 2281

## Hotel-Garni-Restaurant with beautiful lake-view on the western shore

Place: The Estate is located on a quiet hillside at 500mt a.s.l., few km from the lake and

with a beautiful lakeview.

**Notes:** The Hotel-Garni-Restaurant

✓ Rooms: 11 rooms, of which 7 double ones

✓ Floors: 2 Floors + cellar and 2 storerooms

✓ Surfaces: ca. 670 sqm, of which ca. 210 sqm as restaurant

✓ Seating Restaurant ca. 60 seats indoor + ca. 40 seats outdoor

✓ Seating Garni ca. 50 seats

✓ Seating Meeting hall ca. 30 seats

✓ Portico Garni ca. 50 seats

✓ *Pools*: 22x11m (242 sqm) + 9x5m (45 sqm)

✓ Tennis courts: 2 courts (rented from the municipality)

The estate is in good condition; the area is very appreciated for walks, Mountainbike, Canyoning, Surf, Golf and saling.

The garni has got also 11 parking slots and 2 Garages.

The restaurant is located close to the Garni, along with the pools and Tennis courts.

**Price:** On Request

Commission: 3,66% IVA tax incl.