



Immobilien Werner Rieger s.r.l.

IMMOBILIEN WERNER RIEGER SRL I-38060 Tenno, Località Volta di No n°14
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Espose nr. 2473

Type of property: Villa directly on the lake on the south-east shore

Position: the villa is located directly on the lake in a unique position.

Land: about 6.200 sqm of beautiful garden with large swimming pool (70 sqm)

Surfaces:

Main villa (780 sqm)

Ground floor:

large entrance / corridor with stairs to the 1st floor
office / study
guest bathroom
wardrobe
food storage
large living room with fireplace and exit to the solarium
lunchroom
further study / office
kitchen

1st floor:

large corridor with stairs to the ground floor
study / office with small terrace
aisle
double bedroom with large bathroom and wardrobe
4 bedrooms, two of them with private bathroom
large terrace / balcony with access from 4 bedrooms

2nd floor / attic:

corridor with shower / WC
3 bedrooms, one with its own shower / WC
large attic / multipurpose room / closet

Basement:

corridor with stairs to the ground floor
cellar / pantry
2 large cellars
wine cellar
WC
ironing area



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Dependance / guest-apartment (262 sqm)

Ground floor:

living room / kitchen with stairs to the 1st floor

1 garage with emergency generator

1 garage with 2 boilers

1st floor: bedroom with shower / WC

Annex / guest house (108 qm)

Ground floor: large unfinished room with fireplace and shower / WC area, convertible into an area for guests with kitchen, living room and 2-3 bedrooms

Boat shed (87 sq m) with dressing room and shower / WC

Double garage (50 sq m) at the entrance of the property

3 greenhouses + tool shed (total area 105 sqm)

Notes:

This is a beautiful villa which is located in a unique position; the house was built in 1930 and completely restored in 2000; the Villa it is currently in excellent conditions.

The property is also very suitable as a representative villa.

En.Pa. "In progress"

Price: On request

Commission: 4,88% VAT included