



Exposé no. 2482

Real Estate:	Portion of a renovated rustic/countryhouse on the mountainside of Riva
Location:	The house is located in a quiet and green mid-mountain village, ca. 15 driving minutes above Riva and a couple of km from the picturesque Tennolake, with a little lakeview of Gardalake too.
Land:	680 sqm
Surfaces:	approx. 155 sqm (Gr.Fl. 85 sqm/1 st Fl. 35 sqm/2 nd Fl. 35 sqm) + Cellar 80 sqm
<i>Gr. Floor:</i>	Entrance with walk-in closet and stairs to the 1 st Fl. large living room with fireplace Kitchen with access to small balcony Pantry Shower with washmachine and closet
<i>1st Floor:</i>	Main bedroom Shower/WC Stairs to the 2 nd Floor
<i>2nd Floor:</i>	Bedroom with wardrobe and long balcony on 3 sides
<i>Basement:</i>	Cellar of 45 sqm, that could be converted in a small apartment Boiler room / cellar of 35 sqm
Notes:	The property has been renovated in 2018 and is halso heated by hydropellet boiler. The house is very well suited for people who seek quietness and contact with Nature. <i>En.Cl. "C"</i>
Price:	€ 398.000
Commission:	4,88% VAT incl.