32 compared to 100 compared to

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## 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 <sup>st</sup> Fl. 35 sqm/2 <sup>nd</sup> Fl. 35 sqm) + Cellar 80 sqm
Gr. Floor:	Entrance with walk-in closet and stairs to the 1 <sup>st</sup> Fl. large living room with fireplace Kitchen with access to small balcony Pantry Shower with washmachine and closet
1 <sup>st</sup> Floor:	Main bedroom Shower/WC Stairs to the 2 <sup>nd</sup> Floor
2 <sup>nd</sup> Floor:	Bedroom with wardrobe and long balcony on 3 sides
Basement:	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.
	En.Cl. "C"
Price:	€ 398.000
Commission:	4,88% VAT incl.