



**Exposé nr. 2538**

**Real Estate:** Part of a rustico with 3 apartments between Gardalake and Brenta Dolomites

**Location:** The house is located in a quiet and green area, between Gardalake and the Brenta Dolomites.

**Land:** -----

**Surfaces:** approx. 400 sqm, divided as follow

*Mezzanine: (app. 144 sqm)*

Entrance from a balcony with stairs  
Entrance hall with closet and spiral stairs to the lower floor  
large living room / kitchen with balcony  
Corridor  
3 Bedrooms, of which one with balcony  
Bathroom  
Stairs to the 1<sup>st</sup> Fl.

*1<sup>st</sup> Fl.:* Apartment in the rough (app. 114 sqm)

*2<sup>nd</sup> Fl.:* Apartment in the rough (app. 140 sqm)

*Gr. Fl.:* Hall with spiral stairs to the higher floor  
Cellar with WC  
Boiler room  
Double Garage (45 sqm)

**Notes:** The house also has a small cottage (approx. 70 sqm) in the courtyard.

The village, where the property is located, is very suitable for those looking for tranquility and contact with Nature.

The area is a crossroads between lake Garda and the area of the Brenta Dolomites, with the ski slopes of Campiglio and Pinzolo and the Comano SPA.

*En.Cl. „G“*

**Price:** € 480.000

**Commision:** 4,88% VAT incl.