



# Immobilien Werner Rieger s.r.l.

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**Expose nr. 2563**

- Property:** Villa with pool and wonderful lakeviews in Monte Maderno
- Position:** The villa is located in a quiet hillside with wonderful lakeviews, a few driving minutes away from the lake.
- Garden:** 600 sqm with a 5x10m pool.
- Surfaces:** Villa with 466 sqm + 126 sqm Terraces + 38 sqm Balcony + 16 sqm roof terrace
- Gr. Fl.** Entrance hall with stairs to the other floors  
Living room with access to terrace and garden  
Dining room with access to terrace and garden  
Kitchen with access to terrace and garden  
Wardrobe  
Guest-Bathroom
- Basement** hall with stairs to the gr.fl.  
Corridor  
2 Bedrooms (one currently used as studio/office)  
Wellnessarea with hydromassage (and predisposition for a sauna) + Bathroom  
Garage  
Cellar  
Technical room of the swimming pool
- 1<sup>st</sup> Fl.** Hall with stairs from the gr.fl. + stairs to the roof terrace  
Living room with exit to balcony  
Bedroom with exit to balcony + bathroom with little balcony

**Notes:** The villa is in excellent and nearly „as new“ conditions and has got solar+photovoltaic panels and a elevator to all floors.

*The pool is privately owned, but there is a long-standing agreement with a couple of families from the house next door (built by the same builder), with which 2 or 3 members of them use the pool from time to time; at the end of the year there is a subdivision of the maintenance costs.*

*En.Cl. "B"*

**Price:** € 1.500.000

**Commission:** 4,88% VAT included