



# Immobilien Werner Rieger s.r.l.

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**Exposé nr. 2569**

- Property:** Villa in the Cavedine valley, in the upper Gardalake's region.
- Location:** The villa is located in a quiet and green valley, just 15 km away from Gardalake and a few minutes from the idyllic Cavedine lake.
- Land:** ca. 1.900 sqm with a well-kept garden planted with beautiful fir trees.
- Surfaces:** approx. 500 mq, divided as follow
- Gr. Floor/Mezzanine*  
Entrance, guest-WC, hall/foyer with stairs, living room, dining room, kitchen, laundry, medical-dental clinic with separate entrance, waiting room, clinic and WC.  
Living room, dining room and kitchen have got direct access to the terrace and the garden.
- 1<sup>st</sup> Floor*  
hall/foyer with stairs, 3 bedrooms, of which 2 with its own wardrobe, studio/living room, 2 bathrooms, closet, 1 master bedroom with bathroom and 2 wardrobes.  
All the bedrooms have got their own balconies.
- Basement*  
hall/foyer with stairs, 2 boiler rooms, cellar, closet, 2 large Garages, warehouse
- Notes:** The house is in very good conditions, especially thanks to various renovation works did between the '90s and the 2000s.  
Between internal and external walls of the basement there is a cavity to prevent the onset of humidity and infiltrations from the surrounding ground.
- The property is well suited for who search the contact with Nature and a quiet and green area, although not too far from Gardalake; the village of Cavedine offers various services such as supermarket, bank, post office and pharmacy.  
The surroundings area is very beloved for cycling, trekking, climbing, as well as skiing on the nearby slopes of Mount Bondone and ice-skating on Lake Lagolo, just 10 minutes away by car.
- En.Cl. „D“*
- Price:** *Free offers from any interested will be evaluated*
- Commission:** **3,66% VAT incl.**