



## Immobilien Werner Rieger s.r.l.

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**Exposé nr. 2582**

**Property:** 2-Family villa with pool and wonderful lakeview above Riva del Garda.

**Location:** The property is located on a sunny hillside with beautiful panoramic view.

**Land:** approx. 150 sqm of garden + small pool with moving cover.

**Surfaces:** Villa with approx. 110 smq + basemente, divided as follow

*Gr.Fl. :* Entrance from portico/terrace  
Living room with fireplace and stairs to the 1<sup>st</sup> Floor and Basement  
Dining room/Kitchen with exit to the garden and pool-area  
Corridor  
Closet  
Shower/WC

*1<sup>st</sup> Fl.:* hall with stairs from the ground floor  
3 Bedrooms, one with private Shower/WC and 2 with balconies  
Bathroom with both tub and shower

*BS:* Hall with stairs from the ground floor  
Shower/WC  
Bedroom/office/multipurpose room  
Cellar with wood storage  
Boiler room with washer and dryer  
large Garage with up to 4 car slots

**Notes:** The house is well-kept and has been inhabited since 2005.  
In the basement, between the internal and external walls there is an insulating cavity to prevent the rising of humidity.

- Warmly given a gas canister underground the garden
- Underfloor heating in the basement, living room and all 4 bathrooms
- Air conditioning system in the living room and in the 3 bedrooms on the 1st floor
- Dust extraction system on all floors, including the garage

*En.Cl. „in progress“*

**Price:** Euro 945.000

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