



Immobilien Werner Rieger s.r.l.

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Exposé nr. 2615

Property:	Agricultural farm on mount Baldo, near northern lake Garda		
Location:	The property is located at 700m a.s.l. between Rovereto and lake Garda.		
Land:	approx. 63.000 sqm, of which 11.000 as vineyard and 7.000 as chestnut grove.		
Surfaces:	Main house (approx. 107 sqm)	<i>Gr.Fl.</i>	Entrance from a large portico (50 sqm) Living room / Kitchen Stairs to the 1 st Fl. and Basement
		<i>1st Fl.</i>	Bedroom with balcony
		<i>Basem.</i>	Hall with stairs to Gr.Fl. Shower/WC
			2 storage rooms/cellars
	Rustico/Storage (ca. 250 sqm)	<i>PT</i>	4 storage rooms/cellars
		<i>1° P.</i>	4 storage rooms/cellars
		<i>2° P.</i>	storage rooms/cellars
	Agricultural storage / Shelter (approx. 30 sqm)		
Notes:	It is a beautiful property surrounded by greenery and quietness, a few km from Lake Garda and the Brenner motorway; the Palsa-San Valentino ski area is just 15 minutes away by car. The vineyard produces Pinot Noir and Müller-Thurgau. The rustico/Storage needs renovation works. The property is also very suitable for use as a B&B and Agritur. <i>En.Cl. „in progress“</i>		
Price:	€ 990.000		
Commission:	3,66% VAT incl.		