



## **Immobilien Werner Rieger s.r.l.**

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**Exposé 2659**

**Property:** **Villa with pool and wonderful lakeview in Limone**

**Location:** The property is located in a hilly area with beautiful views of the lake.

**Land:** about 500 sqm with small garden, paved terrace and pool (about 25 sqm).

**Surfaces:** about 370 sqm, divided as follow

### *Ground Floor*

Entrance/Hall with stair to the 1<sup>st</sup> Fl. and basement  
Shower/WC  
Walk-in closet/Wardrobe  
Living/Dining room with beautiful tiled stove and exit to the portico  
Kitchen  
3 Bedrooms  
Shower/WC

### *1<sup>st</sup> Floor*

hall with stair to the Gr.Fl.  
Bathroom with shower and hot tub  
Bedroom with 2 balconies  
Walk-in closet/Wardrobe

### *Basement*

hall with stair from the Gr.Fl.  
Shower/WC  
3 Bedrooms  
Boiler room  
small falt with livingroom/Kitchen + Room + Shower/WC

**Notes:** The villa is in excellent condition and was built with high quality and very special materials, such as cherry parquet in the bedrooms, handmade terracotta floors from Mantua in the kitchen and living room, marble stairs, hand-chiseled Trani and Bergamo stone cladding on the external walls, ceilings covered with ancient tables from a monastery.

The property also has a couple of parking spaces.

*En.Cl. "B"*

**Price:** **On request**

**Commission:** **3,66% VAT incl.**