



Immobilien Werner Rieger s.r.l.

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Expose nr. 2633

Property: **Rustico in the middle-age village of Canale di Tenno**

Location: The rustico is located in the center of the village, a few minutes walk from Lake Tenno.

Land: -----

Surfaces: In total approx. 360 sqm

1st Fl./Mezzanine (main apartment with approx 83 sqm)

Entrance

Living room with and old and large fireplace + stair to the Basement

2 Bedrooms with acces from the living room through a small staircase

Kitchen

Corridor

Bathroom

multipurpose room with vaulted ceiling

2nd and 3rd floor + Attic/Underroof | *unfinished*

2 additional apartments, which is accessed from a currently walled-up stairwell

Basement

2 cellars with vaulted ceiling, one with stairs from the apartment in the mezzanine

Notes: This is a large and beautiful rustic house, which however needs to be largely renovated/finished, in particular the upper floors which are currently unfinished.

The medieval village of Canale is classified among the 100 most beautiful villages in Italy, and is located a few km from Lake Garda.

En.Pa. "G"

Price: **€ 280.000**

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