



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

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**Exposé no. 2665**

**Property:** Rustic property in the rough with small lakeview in a village above Riva

**Location:** the property is located in a quiet mid-mountain village just 15 driving minutes above Riva, nota far from lake Tenno and surrounded by meadows and woods.

**Land:** .....

**Surfaces:** approx. 400 sqm on 4 floors

*Gr. Fl.:* 2 large rooms, one with a fireplace and stairs to the 1<sup>st</sup> floor

*1<sup>st</sup> Fl.:* 2 large rooms, one with stairs to the 2<sup>nd</sup> floor and a balcony

*2<sup>nd</sup> Fl.:* large rooms

*3<sup>rd</sup> Fl.:* large room with balcony with a small view of lake Garda

**Notes:** The rustic house is in raw conditions and therefore it can still be highly customized; from the balconies there is even a small view of lake Garda.

2 parking spaces are also available with separate sale.

The property is perfect for people seeking quietness and contact with Nature.

*En. Cl. "to be determined"*

**Prices:** Entire property € 230.000 + 2 car slots € 20.000

Only the last 2 floors (2<sup>nd</sup> e 3<sup>rd</sup>) € 170.000 + 1 car slot € 10.000

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