



Immobilien Werner Rieger s.r.l.

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Expose nr. 2677

- Property:** Villa with share pool in Calmasino, between Bardolino and Lazise.
- Location:** The small villa is located on a light and quiet hillside, just 3 driving minutes from the lake.
- Land:** ca. 500 sqm of garden with a little fountain, 2 covered parking slots, a canopy for a boat and a wooden house.
- Description:** In total approx. 100 sqm, divided as follow
- Gr.Fl.* Kitchen/Living room/Dining room with exit to garden and terrace
Closet
Stairs to the 1st floor
- Closet/Boiler room under the external stairs, with access from the garden
- 1st Fl.* Stairs from the ground floor
2 Bedrooms with to the terrace, that owns also external stairs from the garden
Bathroom with shower
- Notes:** The villa is in very good conditions and was renovated between 2014 and 2017 with quality materials, photovoltaic panels included; it's being sold largely furnished.
- The property is located in a closed complex of small villas, which also has a large shared swimming pool.
- By separate negotiation for the price of € 55.000, it is also possible to purchase a Searay SP 210 motorboat with a 250 HP Mercury engine.
- En.Cl.* "B"
- Price:** € **595.000**
- Commission:** 3,66% VAT incl.