



Immobilien Werner Rieger s.r.l.

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Exposé nr. 2678

- Property:** wonderful villa with 2 apartments and large gardens in Folgaria
- Location:** the villa is located near the famous ski resort of Folgaria, in the village of Nosellari.
- Land:** ca. 3.000 sqm of garden, included an hillside with a panoramic walking path.
- House:** Villa with approx. 300 sqm, divided as follow

Ground Floor Entrance hall with stairs to the upper floor
Multipurpose room/hobby room/boiler room

Guest-Apartmento (ca. 80 sqm)

Entrance from the garden
Living room/Dining Room
Kitchen
Closet
Corridor

2 Bedrooms
Bathroom with shower/WC

1st Floor

Main Apartment (ca. 180 sqm)

Entrance with stairs from the hall on the ground floor
Living room with fireplace, bar-area and exit to balcony
Kitchen/Dining room with wonderful tile stove and exit to balcony
Guest WC
Guest bedroom
Main bedroom with private bathroom and hot tub
Stairs to the open mezzanine with view to the kitchen/dining room below
Bedroom
Shower/WC

Separate building (ca. 66 sqm)

3 Garages + Sauna, with grill area and hot tub on the roof

- Notes:** The villa is in excellent conditions and was built with a lot of wood and the typical mountain character; the house is also equipped with photovoltaic panels and is sold fully furnished, except for personal items.
Folgaria is a renowned tourist destination in both summer and winter.

En.Cl. "D"

Price: € 900.000

Commission: 3,66% VAT incl.