



# Immobilien Werner Rieger s.r.l.

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**Expose nr. 2683**

**Property:** 2 large Apartments in a three-family villa in Riva del Garda

**Location:** the property is located in the northern part of the town, near various offices and services.

**Land:** ca. 1.200 sqm, divided between the 3 housing units of the house.

**Surfaces:**

**Apartment 2 | 238 sqm + ca. 200 sqm of garden and courtyard**

- 1<sup>st</sup> Floor Entrance  
hall with access to large balcony  
large living room / dining room with exit to large balcony  
Kitchen  
Multipurpose room/office with wonderful tile stove and access to terrace  
Corridor  
Closet
- 2 Bedrooms, of which one with balcony  
Guest-WC with washer and dryer  
Bathroom with access to terrace  
Master bedroom with own bathroom and 2 small balconies

*large cellar + double garage  
1 external car slot*

**Apartment 3 | 168 sqm + 68 sqm of attic/storage room + ca. 150 sqm Garden + Tavern**

- 2<sup>nd</sup> Floor Entrance  
Disbrigo con uscita su balcone  
large Living room / Dining Room /Kitchen with balcony and double-sided fireplace  
Corridor
- 2 Bedrooms, one of which with balcony  
Bathroom  
Shower/WC  
*large attic used as storage room/cellar; reachable from the balcony*

*Large Tavern of 110 sqm with fireplace in the basement + 1 car slot*

**Notes:** the house is in excellent condition and was built with high-quality, premium materials.

*En.Cl. "in progress"*

**Prices:** Apartment 2 On Request

Apartment 3 On Request

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