



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

1st 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

2nd 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.**