



# Immobilien Werner Rieger s.r.l.

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**Exposé nr. 2686**

- Property:** **Small villa directly on Ledrolake**
- Location:** the property is located in a unique position directly on the lake shore, a few minutes from the town of Pieve.
- Land:** ca. 400 sqm of garden + 5/24 (ca. 1.693 sqm) of a co-owned plot of 8.142 sqm located above the road.
- Surfaces:** a total of approx. 70 sqm
- 1<sup>st</sup> Fl.* Entrance  
Living room/Dining Room with wood stove and exit to a terrace (ca. 10 sqm)  
Small kitchen  
Bathroom with shower  
Master bedroom  
Kids bedroom
- Gr.Fl.* Portico with woodshed + cellar/storeroom
- Notes:** The house is being sold furnished and needs some renovation works.  
The property also has a slot in the upper car parking.  
En.Cl. „G“
- Price:** **€ 398.000**
- Commission:** **3,66% VAT incl.**