



Immobilien Werner Rieger s.r.l.

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Exposé nr. **2641**

- Property:** House with 2 apartments and lakeview near Riva del Garda
- Location:** The property is located in a quiet village, just a couple of km from Riva and the lake.
- Terreno:** ca. 200 mq.
- Superfici:** ca. 250 mq, suddivisi come segue
- Gr.Fl. : Stairwell
warehouse/shop
2 Cellar/Storage
2 Car slots
- 1st Fl.: **Apartment 1 (58 sqm)**
Entrance/Corridor
Living room with balcony
Kitchen with balcony
Bathroom with shower
Bedroom
- 2nd Fl.: **Apartment 2 (69 sqm)**
Entrance/Corridor
Living room/Kitchen with balcony
Bathroom with shower
Bedroom
- Attic: ca. 68 sqm
- Notes:** There is a renovation project for the property, with fees already paid, which would transform the second floor and the attic/mansard into a duplex apartment, with the living area on the lower floor and the sleeping area with three bedrooms above.
- En.Cl. „in progress“*
- Price:** € **598.000**
- Commission:** 3,66% VAT incl.