



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Charming villa with lake view and big garage | Real estate Lake Iseo



IT-606-KA

Lake view  
24060 Riva Di Solto  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	24060
<b>Country</b>	Italy
<b>City</b>	Riva Di Solto
<b>Additional geographical information</b>	Iseo See
<b>Living space</b>	approx. 265 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 470 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	4
<b>Asking price</b>	880.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % inkl. VAT
<b>Year of construction</b>	2000
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

Equipped with large loggias and windows with exceptional lake views, this villa, built in 2000, is spread over three levels and is located on the first hill of Riva di Solto, with a 180-degree view of the lake and the surrounding hills.

The lakeshore is less than a kilometre away, restaurants and services can be reached in a few minutes on foot.

The ground floor is very bright and has very large windows that offer exceptional views of the lake and the surrounding hills.

Outside, the covered pergolas merge with the interior spaces. Internally, the kitchenette leaves space for the living area, which is connected to both the floor below and the first floor via an internal staircase.

In the basement there is a laundry room, a cellar and a large multipurpose room that can be used as a gym or relaxation room, with direct access to the garage.

Outside, the covered pergolas merge with the interior spaces. Internally, the kitchenette leaves space for the living area, which is connected to both the floor below and the first floor via an internal staircase.

In the basement there is a laundry room, a cellar and a large multipurpose room that can be used as a gym or relaxation room, with direct access to the garage.

On the first floor there are four bedrooms, a cloakroom and two bathrooms. There are two terraces with breathtaking views. As the villa has been designed for internal distribution, the connections are intended to separate this floor and create an independent two-bedroom flat.

The villa also has an independent two-bedroom flat on the ground floor, which has already been divided. The two-room flat also offers a beautiful view of the lake, a private garden and a covered loggia.

Outside, gardens, pergolas, paths and fences embellish the property, which has three different entrances, privacy, excellent sun exposure... and unforgettable sunsets.

The villa is ready to move into.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com)



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## Location

Riva di Solto

The location of the property is strategically favourable and offers good connections to the city of Bergamo, reachable in 1 hour. Milan, Verona in 1.5 hours and Venice in 2 hours.

Ski resorts are just over an hour away, while the nearest international airport, Milan Orio al Serio, is only 45 minutes away by car.



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**Your contact person**

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