



# REF. 08 - VERY CENTRAL FOUR-ROOM APARTMENT

RIVA DEL GARDA - RIVA (TN) - TRENTINO ALTO ADIGE

€ 399,000.00



In the heart of the city, just a few meters from the lake and all main services, a spacious four-room apartment located on the first floor of a building with few residential units. The apartment, with excellent east-south-west exposure, enjoys abundant natural light and an open view of the city center. Inside, there is a large entrance hall, a living room with access to a first balcony, a separate kitchen, a storage room with laundry connections and the possibility of conversion into a second bathroom. Further on, a hallway leads to the sleeping area, where there are two double bedrooms, a single bedroom, and a windowed bathroom with a shower. Over the years, the apartment has undergone significant renovations, including the replacement of internal and external fixtures, new flooring, and the complete refurbishment of the bathroom. The property is further enhanced by a dedicated parking space within the condominium's private courtyard, a large cellar on the ground floor, and a private attic space. Available immediately and exempt from Gimozzi. An opportunity not to be missed!

| YEAR  | SQUERE METERS | FLOOR   | ROOMS                   |
|-------|---------------|---------|-------------------------|
| 2010  | 125           | 1       | 4                       |
| ROOMS | BATHROOM      | PARKING | ANNUAL CONDOMINIUM FEES |
| 3     | 1             | 1       | 600.00                  |