



# REF. 14 – CHARMING DUPLEX MINUTES FROM DOWNTOWN

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

€ 320,000.00



In a charming, fully renovated historic townhouse, we offer for sale a spacious four-room duplex apartment with a private entrance. This unique property is spread over two levels and offers well-organized, bright spaces with a distinctive character. On the first floor, there is an elegant and bright living room, a spacious eat-in kitchen, a generously sized bathroom, and two convenient storage rooms. The floor is completed by a charming external walkway that also serves as a lovely balcony. A comfortable spiral staircase leads to the upper floor, which houses the sleeping area, consisting of three large bedrooms, a second bathroom with a window, and two spacious balconies that bring light and openness to the interiors. The property also includes two large private cellars on the ground floor, ideal for use as storage, hobby space, or laundry room. Public parking is located adjacent to the building, ensuring maximum convenience. This home is perfect as a first property for a young couple, a holiday residence, or a solid investment, especially given its exemption from the Gilmozzi Law. No condominium fees and a strategic location, just a few minutes' walk from the historic center and the lakefront.

YEAR	SQUARE METERS	FLOOR	ROOMS
1994	132	1	4
ROOMS	BATHROOM		
3	2		