



REF. 16 - THREE-ROOM APARTMENT IN THE CENTER

RIVA DEL GARDA - (TN) - TRENTINO ALTO ADIGE

€ 380,000.00



In the beating heart of Riva del Garda, in a central and absolutely charming area close to the historic Porta San Marco, we offer for sale a rare urban villa completely renovated and characterized by extremely high energy efficiency standards. The property enjoys totally independent access and is free of vertical architectural barriers for the main living area. Although set in a well-kept context, it shares only a very few common areas with the adjacent condominium, ensuring maximum privacy and reduced management costs. An ideal solution for those who want to experience the charm and comfort of the center on foot, without sacrificing the independence of a single home. The property is spread over two excellently organized levels: Ground Floor (Main Residence): Cozy entrance hall, bright living room with expertly secluded kitchen, night handling, a double bedroom, a single bedroom and a modern windowed bathroom equipped with a shower stall. Underground Floor (Service and Relaxation Area): Large and characteristic multipurpose room ideal as a Trentino Stube or tavern for convivial moments, second bathroom, dedicated laundry area and two large cellars (one of which has the technical potential to be transformed into a comfortable private garage). Parking spaces and Appurtenances: The property is complemented by the right to use convenient condominium parking for the exclusive use of the owners, a strategic and fundamental advantage for those who live close to the limited traffic zone of downtown Riva. *detached house in the Riva del Garda center, renovated house in Porta San Marco Riva, terra cielo for sale in Riva del Garda, house with parking space in the historic center, property with stube and laundry in Alto Garda*

YEAR	SQUERE METERS	FLOOR	ROOMS
2024	140	1	3

ROOMS	BATHROOM	GARAGE	ANNUAL CONDOMINIUM FEES
2	2	1	500.00