

# Riva di Solto

BG - Lombardia

**Fabulous view over Lake Iseo  
from exquisite property**

**€ 399.000**

This fabulous property has the most wonderful views over Lake Iseo and the scenic surroundings. The house has recently been completely and tastefully restored with high quality materials.

The property has 2 floors. On the ground floor there is a spacious living room with large sliding doors and a great view towards the lake, a modern white kitchen, 2 large master bedrooms and an extra bedroom with 3 beds. Furthermore, there are 2 bathrooms - both with windows, a laundry room and a deposit room.

Underneath the house there is a 29 sq.ms garage.

The magnificent views towards Lake Iseo can be appreciated from the garden and gazebo area, the livingroom and from the bedrooms.

|      |   |   |   |   |     |     |   |
|------|---|---|---|---|-----|-----|---|
|      |   |   |   |   |     |     |   |
| 1980 | 2 | 2 | 3 | 4 | 187 | 163 | B |

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REF. NR.  
**CH 142**

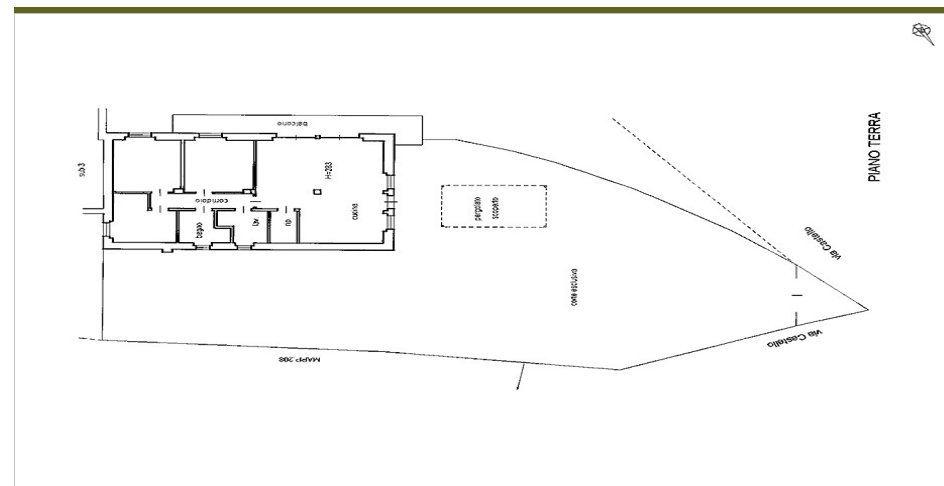
PROPERTY TYPE  
**Detached house**

## COST OVERVIEW when buying a "seconda casa"

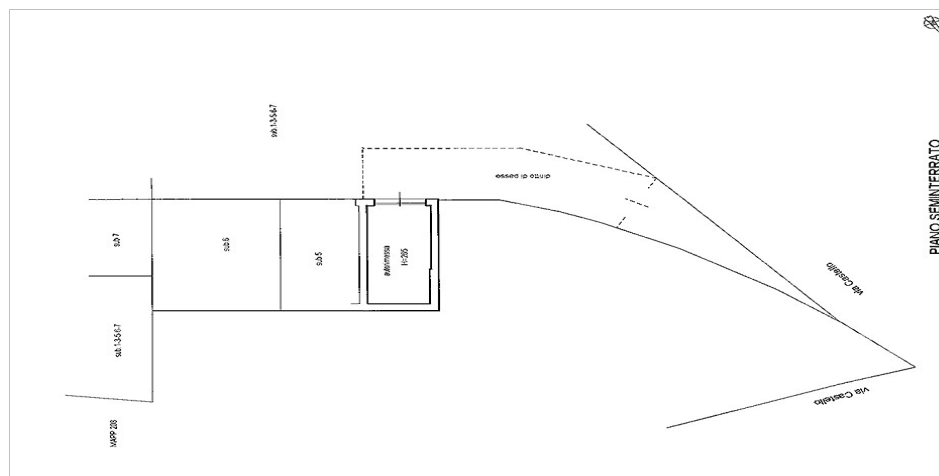
|  |                  |
|--|------------------|
| Asking price   | € 399.000        |
| Purchase tax and public fees                           | € 2.855          |
| Stamp duty and registration fee                        | € 1.067          |
| Notary   | € 4.788          |
| Technical documentation (geometra)                     | € 4.149          |
| Agent commission                                       | € 11.970         |
| VAT (on notary, technical documentation and agent fee) | € 4.598          |
| Total transaction costs                                | € 29.427         |
| <b>Total purchase costs</b>                            | <b>€ 428.427</b> |

The above mentioned is merely an example of transaction costs and purchase costs, when acquiring a "seconda casa" in Italy. The calculation is indicative, and ChangeHome Real Estate assumes no responsibility for the accuracy of the information. We recommend you always seek qualified legal advice, when purchasing real estate. For any further information, don't hesitate to contact us.

## FLOOR PLANS



Floor plans are not to scale and are for indicative purposes only. ChangeHome Real Estate assumes no responsibility for the accuracy of the plans.



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### GENERAL INFORMATION AND ADDITIONAL BENEFITS

The house was recently completely and tastefully restored, with high quality materials.

The price includes all inventory - also the beautiful, bright and modern kitchen and the lovely fireplace by the brand Nordica Extraflame.

Apart from the 29 sqm garage there are 2 parking lots on the premises.

The magnificent views towards Lake Iseo can be appreciated from the garden and gazebo area, the livingroom and from the bedrooms.

The highly secured and well insulated main door and the 16 cm insulation of the exterior walls gives the property a rather good energy label: B.

All the windows have shatterproof glass. At the gate you find a video intercom.

### SURROUNDING AREA

Riva di Solto is located in the Province of Bergamo in the Italian region of Lombardy, located about 80 kilometres northeast of Milan and about 30 kilometres east of Bergamo, on the western shore of the Lake Iseo.

Riva di Solto borders the following municipalities: Fonteno, Marone, Parzanica, Pisogne, Solto Collina.

The Orio al Serio airport in Bergamo is located 42 km. west of Riva di Solto, and is easily reached in less than one hour.

### PROPERTY INFORMATION

|                                  |                                  |
|----------------------------------|----------------------------------|
| Location                         | Riva di Solto                    |
| Province                         | BG                               |
| Region                           | Lombardia                        |
| Property type                    | Detached house                   |
| Year built (estimated)           | 1980                             |
| Year restored                    | 2016                             |
| Surface area (sqm)               | 187                              |
| Living space (sqm)               | 163                              |
| Levels                           | 2                                |
| Bedrooms                         | 3                                |
| Bathrooms or half bathrooms      | 2                                |
| Balcony                          |                                  |
| Terrace                          | Yes                              |
| Basement                         | No                               |
| Garden                           | Private                          |
| Swimming pool                    | No                               |
| Parking                          | Yes                              |
| Primary heat source              |                                  |
| Energy label (EU)                | B                                |
| Height above sea level (meters)  | 186                              |
| View                             | Sea/lake view, nature, mountains |
| Access road to property          | Paved road                       |
| Distance from main road (meters) | 20                               |
| Nearest airport                  | Orio al Serio, Bergamo           |
| Distance to nearest airport (km) | 42                               |
| Nearest grocery store (km)       | 2                                |
| Nearest restaurant (km)          | 2                                |
| Cities nearby (less than 1 hour) | Bergamo, Brescia                 |