

Eppan – Südtirol [Trentino-Alto Adige]

Garden Villa

Property ID: Immo-2021-153_4



PURCHASE PRICE: 850.000 EUR • LIVING SPACE: ca. 123 m² • ROOMS: 5

Property ID: Immo-2021-153_4 - 39057 Eppan – Südtirol [Trentino-Alto Adige]

- At a glance
- The property
- Energy Data
- A first impression
- All about the location
- Contact partner

Property ID: Immo-2021-153_4 - 39057 Eppan – Südtirol [Trentino-Alto Adige]

At a glance

Property ID	Immo-2021-153_4
Living Space	ca. 123 m²
Available from	According to the arrangement
Rooms	5
Bedrooms	4
Bathrooms	2
Year of construction	2024

Purchase Price	850.000 EUR
Commission	Subject to commission
Usable Space	ca. 0 m²
Equipment	Terrace

Property ID: Immo-2021-153_4 - 39057 Eppan – Südtirol [Trentino-Alto Adige]

Energy Data

Type of heating	Underfloor heating
Energy Source	GAS
Energy certificate valid until	31.03.2031
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	15.00 kWh/m²a
Energy efficiency class	A

Property ID: Immo-2021-153_4 - 39057 Eppan – Südtirol [Trentino-Alto Adige]

The property



Property ID: Immo-2021-153_4 - 39057 Eppan – Südtirol [Trentino-Alto Adige]

The property



Property ID: Immo-2021-153_4 - 39057 Eppan – Südtirol [Trentino-Alto Adige]

A first impression

The historic property from the 16th century is complemented by an attractive new building. Currently, four bedrooms, two bathrooms are planned and a large living area with kitchen. You are welcome to bring in your own wishes and ideas for the room layout at this time. The large windows let a lot of light into the apartment, the garden on the first floor and the terrace on the second floor extend the living space. In the course of construction, an underground garage will be realized. A spacious basement on the first floor completes the attractive package.

Property ID: Immo-2021-153_4 - 39057 Eppan – Südtirol [Trentino-Alto Adige]

All about the location

The hamlet of Riva di Sotto belongs to the municipality of Appiano and lies at an altitude of 247 m at the northern foot of the Oltradige slope in the Etschtal valley. Riva di Sotto is strategically well situated, in 5 km distance you are in the village centre of Appiano, in only 10 km distance in the middle of the provincial capital Bolzano. The settlement area, surrounded by apple orchards and vineyards, merges here with the flat valley floor of the Adige river. The villages of San Paolo, Missiano, Frangarto, Andriano e Settequerce on the opposite bank of the Adige border Riva di Sotto. For example, the 9 hole golf course of Appiano is in the immediate vicinity. Enjoy this property in a strategically good location.

Property ID: Immo-2021-153_4 - 39057 Eppan – Südtirol [Trentino-Alto Adige]

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Drususallee 265/Viale Druso 265 Bozen / Bolzano

E-Mail: bozen@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com