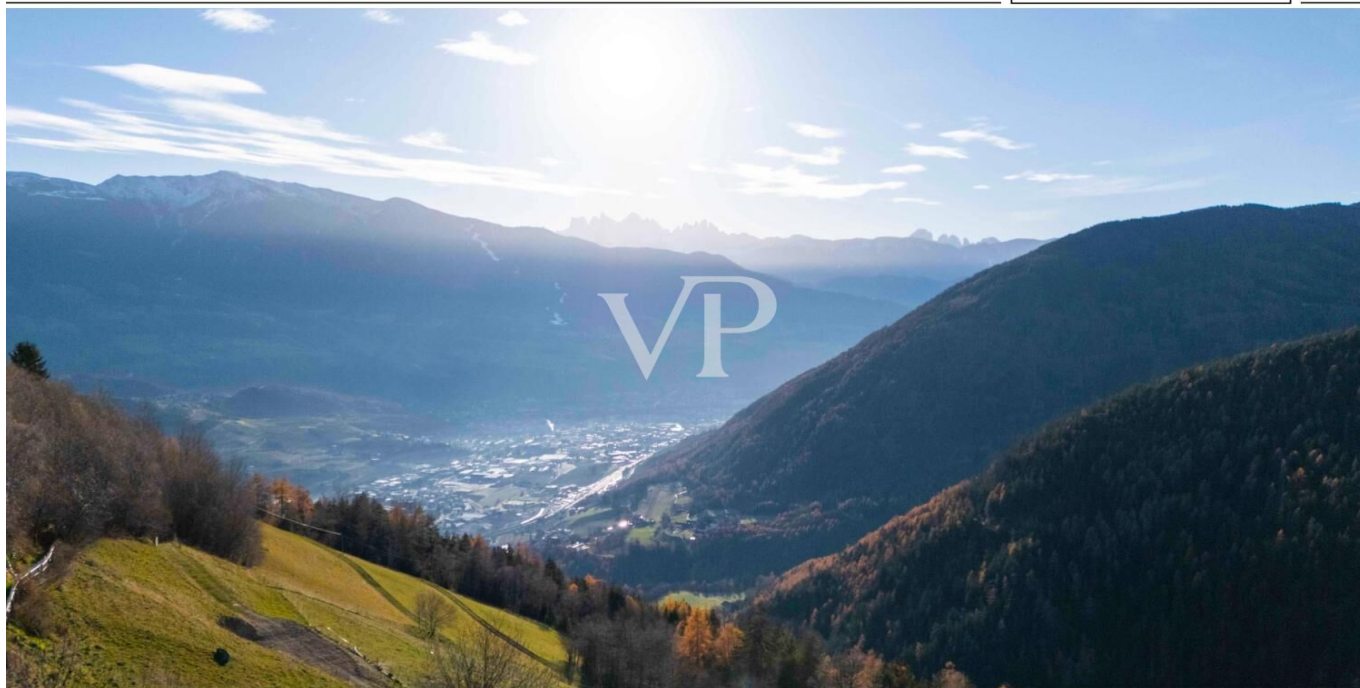


Vahrn – Varna

## Mountain idyll in a panoramic location: New build or renovation for your dream main or vacation home

*Property ID: IT254921973*



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 570.000 EUR • LIVING SPACE: ca. 240 m<sup>2</sup> • ROOMS: 10 • LAND AREA: 387 m<sup>2</sup>**

Property ID: IT254921973 - 39040 Vahrn – Varna

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Property ID: IT254921973 - 39040 Vahrn – Varna

## At a glance

Property ID	IT254921973	Purchase Price	570.000 EUR
Living Space	ca. 240 m <sup>2</sup>	Commission	Subject to commission
Rooms	10	Total Space	ca. 240 m <sup>2</sup>
		Condition of property	Needs renovation

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## The property





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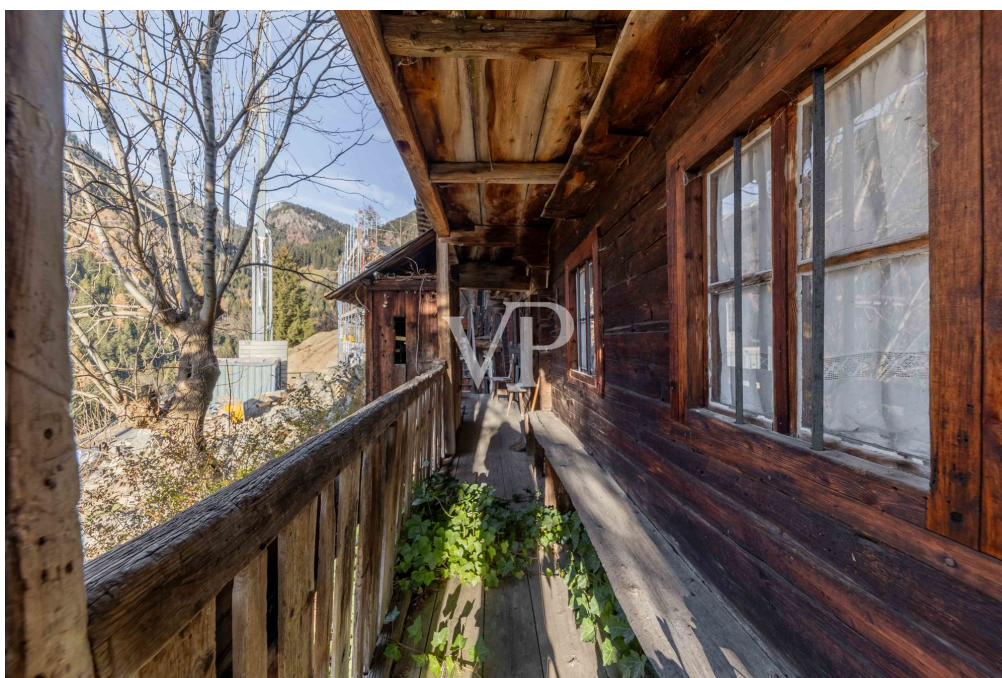
## The property





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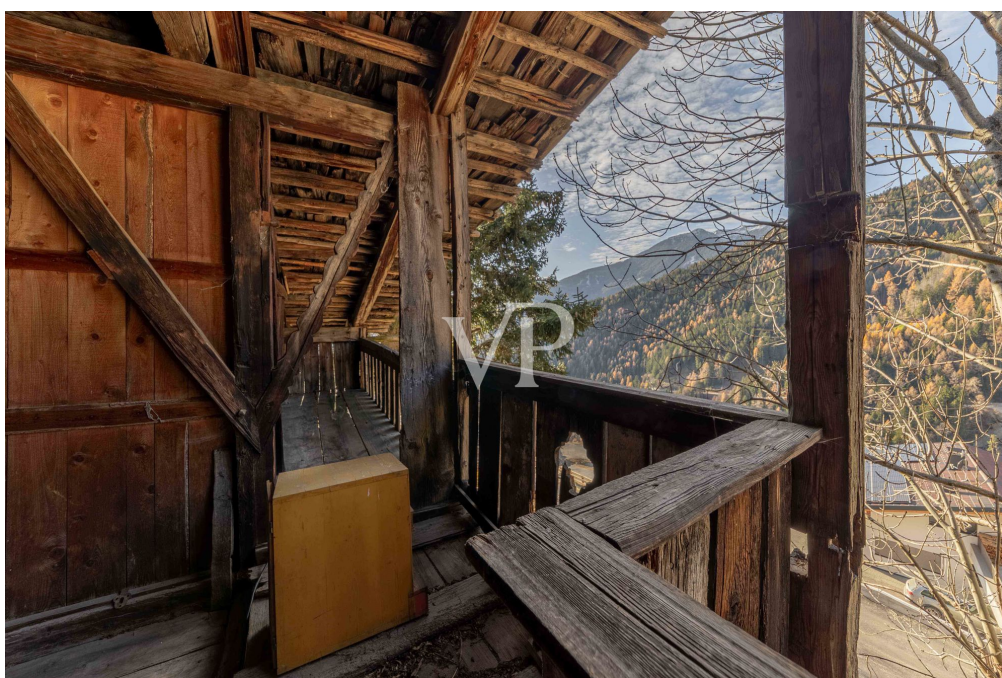
## The property





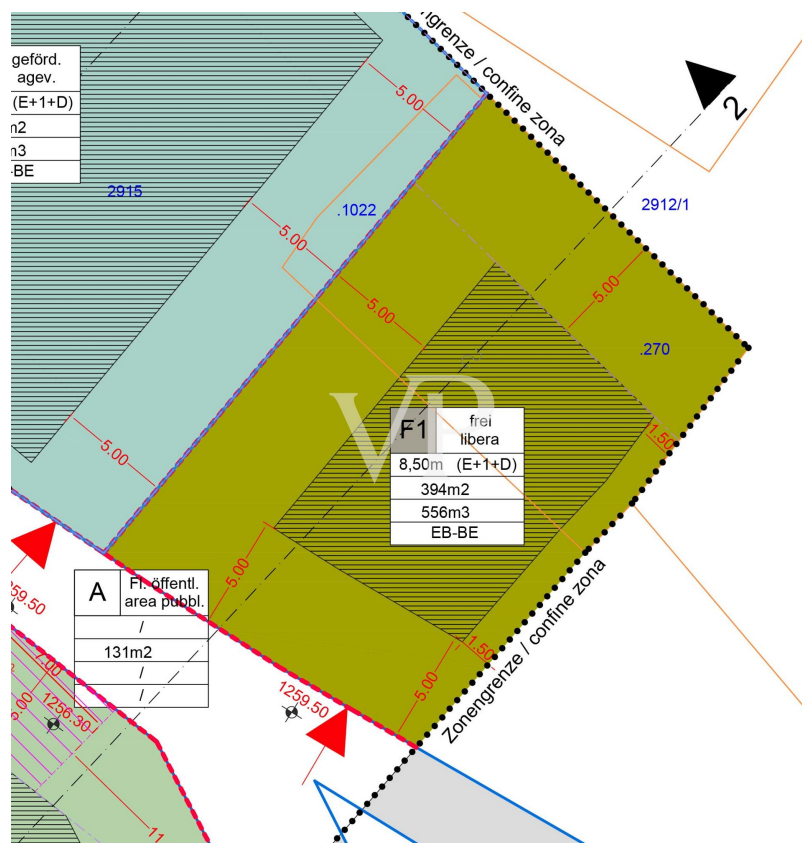
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## The property



**Property ID: IT254921973 - 39040 Vahrn – Varna**

## Floor plans



**Property ID: IT254921973 - 39040 Vahrn – Varna**

## A first impression

In the middle of the idyllic mountain fraction of Spiluck, in the heart of the picturesque Eisack Valley, an extraordinary opportunity presents itself: a charming, detached farm building - consisting of a stable, barn and residential unit - is waiting to be filled with new life. Whether through a careful renovation in the traditional style or a modern new build - here you have the freedom to make your own personal dream home a reality.

The building is not a listed building and is not subject to any special requirements. This gives you maximum design freedom: you can completely demolish the existing structure and create your new home entirely according to your wishes - whether as a traditional alpine-style chalet or as modern, contemporary architecture.

You have a buildable volume of 556 m<sup>3</sup> at your disposal, which can even be extended by up to 10 % if built to the A Nature climate house standard. This allows you to create either a spacious detached house or an elegant villa - or, depending on your requirements, several residential units.

For lovers of traditional architecture, there is also the option of renovating the existing and characteristic house with great attention to detail and creating a very special chalet surrounded by nature.

The property boasts a peaceful hillside location and fantastic panoramic views of the surrounding mountains. Thanks to the ideal south-west orientation, you can enjoy numerous hours of sunshine here - a precious luxury that makes this property even more special.

The location is a true paradise for nature lovers and active connoisseurs: Beautiful hiking trails start right on the doorstep, leading you through the impressive landscape of South Tyrol.

A particular added value of this property is the open and unconventional cubature, a commodity that is rarely found today. It offers you the opportunity to realize not only your main residence, but also a second or vacation home.

In view of the increasing restrictions in residential building law, free cubature is becoming more and more of a rarity - especially in such beautiful panoramic locations as this one.

The current building extends over three floors (first floor, upper floor, attic). According to the implementation plan, a first floor, a second floor, a convertible attic and a basement with garage can be built in the new building. Based on the available cubage of 556 m<sup>3</sup>, this results in a possible gross area of around 185 m<sup>2</sup>. This results in a possible living space of around 150 m<sup>2</sup>,



supplemented by additional underground space for cellars and garages.

Despite the quiet and natural location, you are very well connected: In just 10 minutes by car, you can reach the center of Vahrn with bars, restaurants, supermarket, pharmacy, butcher's shop and other facilities for daily needs. The charming episcopal town of Bressanone/Brixen, known for its wide range of cultural and leisure activities, is also just a 15-minute drive away.

Whether new build or lovingly renovated - this property offers you the rare opportunity to realize your own personal dream home in one of the most beautiful locations in South Tyrol.

Take advantage of this unique opportunity and design your new home according to your individual ideas!

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## Details of amenities

The development of the property is based on the approved implementation plan for this expansion zone as well as the urban land-use plan and building regulations of the municipality of Vahrn. The zone comprises a total of three building lots - two of which have already been built on. This property is the last available plot and offers a particular advantage: it is not conventional, which opens up flexible usage options - whether as a main residence or as a vacation home.

The following points, among others, are defined in the implementation plan:

- At least 80 % of the maximum possible cubature must be realized, which allows for a generous design of your building project.
- The marked building boundary defines the area within which construction is permitted. However, balconies, eaves and canopies can project up to 1.50 m beyond this limit - perfect conditions for creating stylish and spacious outdoor areas.
- The maximum average building height is 8.50 m, whereby the façades may not exceed the actual height of 12.50 m at any point. This creates a balanced, generous building volume that blends harmoniously into the surroundings.
- One garage parking space or one open parking space must be provided for every 200 m<sup>3</sup> of enclosed space.

In consultation with the municipality of Vahrn and the commissioned designer, the existing implementation plan can also be adapted within the framework of the legal provisions.

These framework conditions offer you the ideal basis for realizing your dream home in one of the most beautiful locations in South Tyrol.

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## All about the location

The property is located in the picturesque mountain fraction of Spiluck, which belongs to the municipality of Vahrn and towers high above the Eisack Valley. Nestled in a quiet and sunny hillside location, Spiluck offers an idyllic natural setting and is the perfect retreat for anyone who loves peace, fresh mountain air and unspoiled landscapes. Hiking trails and cycle routes start right on the doorstep and open up a paradise for nature lovers.

Bressanone/Brixen, one of the oldest and most beautiful towns in South Tyrol, is just a few minutes' drive away. The charming bishop's town will delight you with its historic town center, elegant arcades, first-class restaurants, diverse shopping opportunities and a lively cultural offer.

The entire Isarco Valley, known as the "valley of paths", attracts visitors with its rolling hills, picturesque vineyards, traditional villages and a perfect blend of Alpine and Mediterranean lifestyle. Whether it's pleasure hikes, cultural discoveries or relaxing days by the river - the Isarco Valley offers the highest quality of life and a varied range of leisure activities all year round.

**Property ID: IT254921973 - 39040 Vahrn – Varna**

## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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