

Bolzano – Südtirol [Trentino-Alto Adige]

# Spacious four-room apartment in exclusive area in Gries

Property ID: IT254152009



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

PURCHASE PRICE: 695.000 EUR • LIVING SPACE: ca. 100 m<sup>2</sup> • ROOMS: 4

Property ID: IT254152009 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

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

Property ID: IT254152009 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254152009 |
| Living Space         | ca. 100 m²  |
| Floor                | 2           |
| Rooms                | 4           |
| Bedrooms             | 3           |
| Bathrooms            | 2           |
| Year of construction | 1969        |
| Type of parking      | 1 x Other   |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 695.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 137 m²            |
| Equipment      | Balcony               |

Property ID: IT254152009 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## Energy Data

|               |     |                            |                              |
|---------------|-----|----------------------------|------------------------------|
| Energy Source | Gas | Energy Certificate         | Energy demand<br>certificate |
| Power Source  | Gas | Energy efficiency<br>class | G                            |

Property ID: IT254152009 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT254152009 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT254152009 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT254152009 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT254152009 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT254152009 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT254152009 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



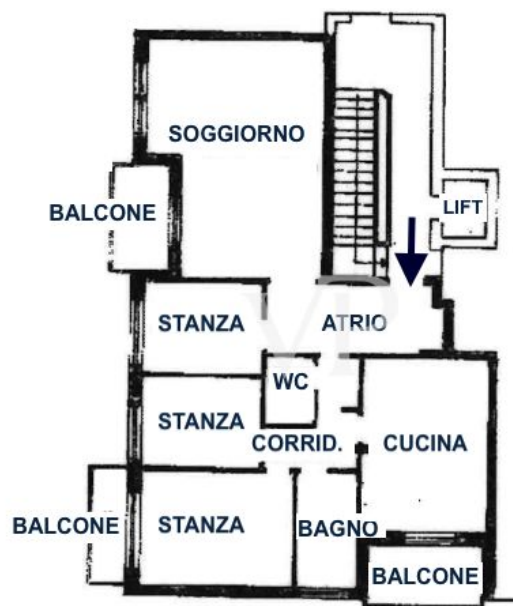
Property ID: IT254152009 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT254152009 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT254152009 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## A first impression

This elegant and bright four-room apartment is located on Defregger Street, in one of the city's most prestigious locations. A front door, gives access to this generous unit, which is located on the second floor with elevator of a residential condominium. The property consists of: a cozy entrance hall, a large and bright living room with balcony, an eat-in kitchen with balcony, a master bedroom with balcony, two single bedrooms, a windowed master bathroom and a half bath. The property unit is equipped with a central heating system. The offer is completed by a cellar space and an uncovered parking space included in the price.

Internal facing.

Property ID: IT254152009 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## All about the location

The property is located on Defregger Street in the heart of Bolzano's Gries district. All services are easily and quickly accessible. Numerous schools, kindergartens, and the historic center, with all the typical stores and restaurants, can be reached in approx. 500 m./ 1 km. The verdant promenades of the Talvera and Guncina rivers are only a few minutes' walk away. So are the bike paths and the bus stop.

Property ID: IT254152009 - 39100 Bolzano – Südtirol [Trentino-Alto Adige]

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Drususallee 265/Viale Druso 265, 39100 Bozen/Bolzano (BZ)

Tel.: +39 0471 20 90 20

E-Mail: [bozen@von-poll.com](mailto:bozen@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

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