

Appiano Sulla Strada Del Vino – Südtirol [Trentino-Alto Adige]

## Top floor apartment with three balconies and spectacular views

Property ID: IT252942162



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

PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 85 m<sup>2</sup> • ROOMS: 4

Property ID: IT252942162 - 39057 Appiano Sulla Strada Del Vino – Südtirol [Trentino-Alto Adige]

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

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## At a glance

|                      |                       |
|----------------------|-----------------------|
| Property ID          | IT252942162           |
| Living Space         | ca. 85 m <sup>2</sup> |
| Floor                | 2                     |
| Rooms                | 4                     |
| Bedrooms             | 2                     |
| Bathrooms            | 1                     |
| Year of construction | 2008                  |

|                |                        |
|----------------|------------------------|
| Purchase Price | On request             |
| Commission     | subject to commission  |
| Total Space    | ca. 120 m <sup>2</sup> |
| Equipment      | Balcony                |

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## Energy Data

|                                |                    |
|--------------------------------|--------------------|
| Type of heating                | Underfloor heating |
| Energy Source                  | Gas                |
| Energy certificate valid until | 20.03.2034         |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 100.00 kWh/m²a            |
| Energy efficiency class                              | C                         |
| Year of construction according to energy certificate | 2008                      |

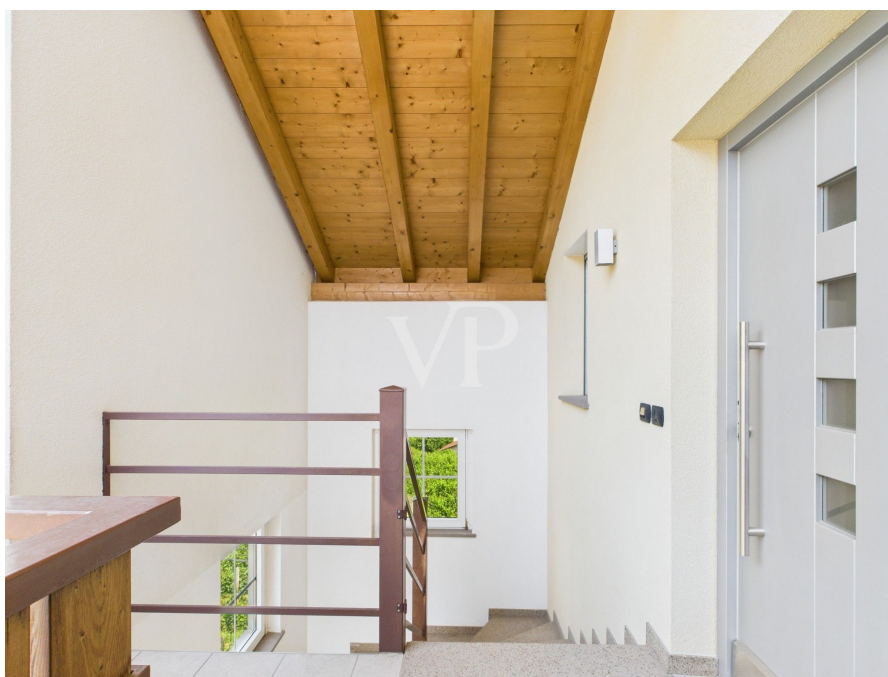
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## The property



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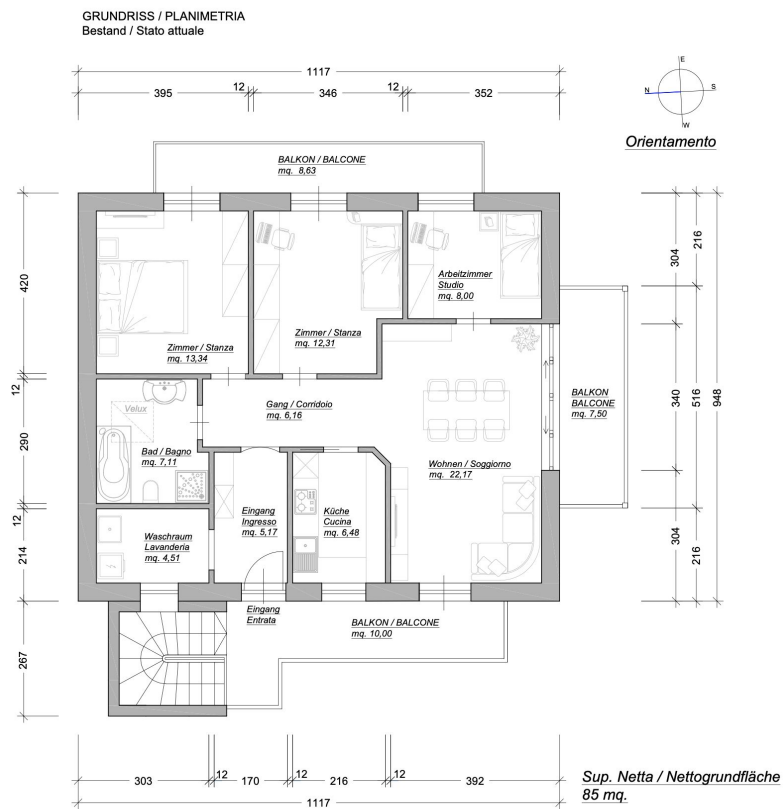
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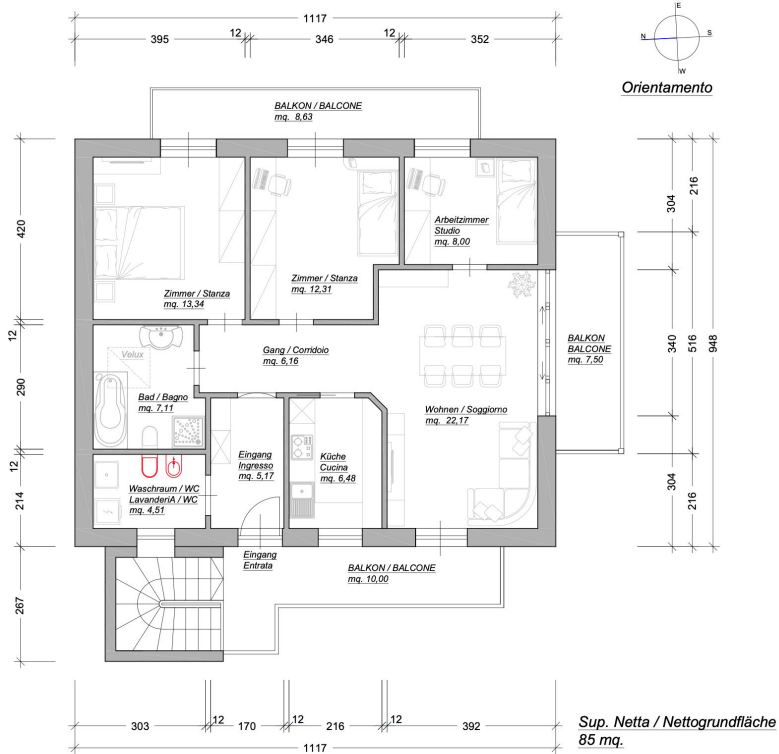
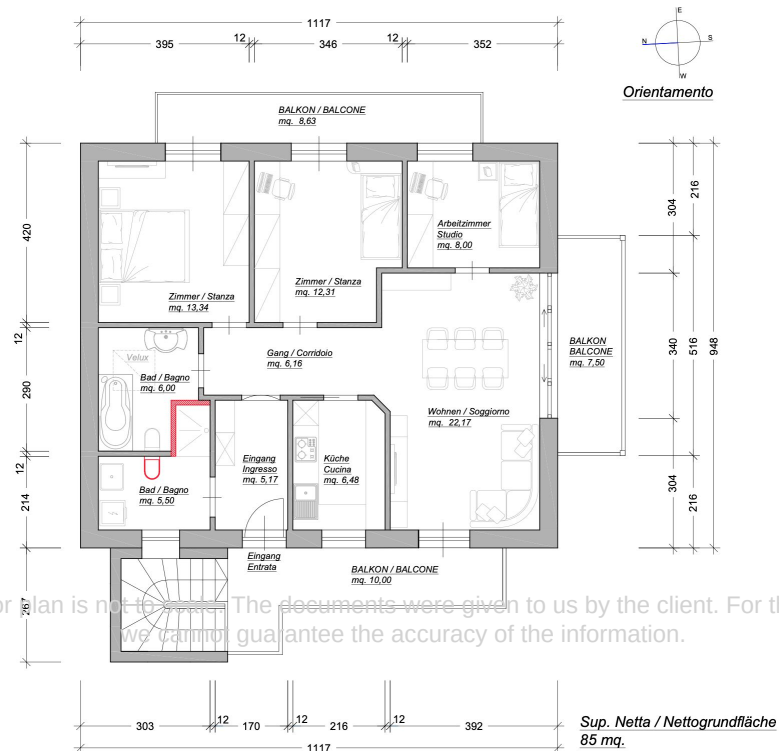
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## Floor plans



GRUNDRISS / PLANIMETRIA  
Variante 1 - mit WC im Waschraum / con WC in lavanderiaGRUNDRISS / PLANIMETRIA  
Variante 2 - mit zweitem Bad / secondo bagno

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.

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## A first impression

The property is located in the charming village of Ganda, situated between Eppan and Kaltern, in the heart of Oltradige, one of the most fascinating areas of South Tyrol. This area is surrounded by lush nature, vineyards and paths and is rich in history: already in Roman times it was appreciated for the cultivation of vines, and ancient settlements and archaeological evidence can be found in the area.

The apartment built new in 2008 as an extension to the existing structure is located on the second and top floor (attic) of a three-story building consisting of only four residential units.

Free on all sides, the property enjoys excellent exposure and natural light throughout the day. The three balconies, located on different sides, provide open and spectacular views of the surrounding landscape.

The property is in energy class C and has independent underfloor heating, summer air conditioning and domestic hot water production supported by solar panels.

The internal distribution is as follows:

- Large living room with two balconies
- Separate kitchen
- Two double bedrooms, both with access to the balcony
- Study room also ideal as a single room
- Windowed bathroom with tub and shower
- Laundry room adjacent to the bathroom, convertible into second bathroom with installation of sanitary ware and/or shower (as per submitted design variations)
- Large attic with velux window for storage use accessible by retractable ladder from the hallway

Accessory spaces (can be purchased extra):

- Two parking spaces at 20 thousand euros each
- Two cellars

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## All about the location

We are located in the charming village of Ganda, situated between Eppan and Kaltern, in the heart of Oltradige, one of the most fascinating areas of South Tyrol.

This area is surrounded by lush nature, vineyards and trails, and is overlooked by Mount Ganda, famous for its debris cones and spectacular Ice Holes, a unique natural phenomenon that attracts hikers during the summer.

The fresh air flowing through the porphyry rocks makes for a particularly salubrious environment, with alpine vegetation growing amidst the Mediterranean climate.

The area is rich in history: as early as Roman times it was prized for vine cultivation, and ancient settlements and archaeological evidence can be found in the area.

Ganda is also an ideal starting point for hiking and biking, with connections to Pianizza di Sopra, Mendola, and Monte Macaion, offering panoramic views of Lake Caldaro and Oltradige.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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