

Bozen - Herrenkohlern – Bolzano

Historic property with character and mountain panorama above Bolzano

Property ID: IT254152187



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PURCHASE PRICE: 1.590.000 EUR • LIVING SPACE: ca. 392 m² • ROOMS: 14 • LAND AREA: 1.694 m²

Property ID: IT254152187 - 39100 Bozen - Herrenkohlern – Bolzano

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At a glance

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|----------------------|-------------|
| Property ID | IT254152187 |
| Living Space | ca. 392 m² |
| Rooms | 14 |
| Bathrooms | 3 |
| Year of construction | 1600 |

| | |
|----------------|--------------------|
| Purchase Price | 1.590.000 EUR |
| Total Space | ca. 580 m² |
| Equipment | Fireplace, Balcony |

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Energy Data

| | | | |
|--------------------------------|------------|-------------------------|---------------------------|
| Energy Source | wood | Energy Certificate | Energy demand certificate |
| Energy certificate valid until | 14.06.2035 | Final Energy Demand | 160.00 kWh/m²a |
| | | Energy efficiency class | G |

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The property



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A first impression

An exceptionally charming house from the 16th century is for sale - a truly unique property with history and character. The property has been renovated over the years with great attention to detail. Great importance was attached to the preservation and reuse of historical building materials. For example, parts of the historic wooden floor were refurbished and reused.

The house is located at around 1,150 m above sea level and offers fresh, clear air and pleasantly cool temperatures in midsummer - a real advantage over the overheated valley floor. The property covers almost 1,500 m² and offers an impressive view over the Bolzano valley basin to the surrounding mountains. Peace, nature and panoramic views are right on your doorstep.

The house is divided into three spacious residential units, each with a net living area of approx. 130 m². The room layout is functional and spacious.

Heating is currently provided by stylish wood-burning stoves, which not only provide warmth but also atmosphere. In addition, a modern gas boiler via radiators ensures comfortable living. The roof, including the entire second floor, was rebuilt in 2000.

The building is a listed building, which underlines the historical value and uniqueness of the property. There are no social ties, making the property ideal as a vacation home.

A house with style, history and real substance - in a fantastic location overlooking Bolzano.

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All about the location

This charming property is located in Herrenkohlern, one of the oldest summer resorts above Bolzano, at approx. 1,150 m above sea level. The location offers an exceptional combination of tranquillity, nature and impressive views - and is just a 20-minute drive from the provincial capital of Bolzano.

Herrenkohlern is situated on a sunny high plateau above the Bolzano basin. The surroundings are characterized by extensive meadows, forests and a clear panoramic view of the surrounding mountains. The altitude guarantees fresh mountain air and pleasant summer temperatures - a welcome change from the heat in the valley.

Despite the secluded location, accessibility is guaranteed - both by road and via the historic Kohler cable car, one of the oldest passenger cable cars in the world, which was equipped with new cabins in 2006. This connection underlines the special historical and cultural value of the area.

The location is ideal for people who are looking for a retreat with character and history without wanting to forego proximity to the city and infrastructure. Tranquillity, far-reaching views and an exceptional quality of living come together here with immediate proximity to the city - a rare combination.

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Contact partner

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