

Brunico / Bruneck – Brunico

## Exclusive four-room multi-level apartment with private garden

Property ID: IT254152389



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

PURCHASE PRICE: 695.000 EUR • LIVING SPACE: ca. 135,19 m<sup>2</sup> • ROOMS: 4

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## At a glance

Property ID	IT254152389
Living Space	ca. 135,19 m <sup>2</sup>
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	1994

Purchase Price	695.000 EUR
Commission	Subject to commission
Total Space	ca. 211 m <sup>2</sup>
Equipment	Terrace

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Liquefied gas	Final Energy Demand	199.19 kWh/m²a
Energy certificate valid until	03.06.2035	Energy efficiency class	F
		Year of construction according to energy certificate	1994



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## The property



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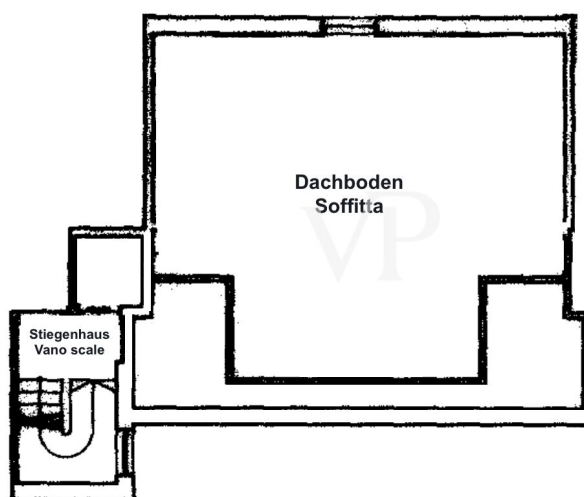
## The property



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## 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.

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## A first impression

This elegant and spacious four-bedroom apartment with private garden is located in a well-kept and elegant residential setting. The property, being situated in an internal and quiet location, offers a high degree of privacy.

The property is spread over several levels and is perfect for families who want generous spaces and bright rooms. The separate entrance on the ground floor leads to a cozy living area that consists of: functional hallway and corridor, a large kitchen/dining room with direct access to the garden, spacious living room also with direct access to the garden and a windowed bathroom. The cozy garden, with its southern exposure, gives excellent natural light, creating a relaxing and pleasant environment to live with your family or friends. On the first floor, reached by a convenient internal staircase, is the sleeping area, and consists of: three double bedrooms, all with balconies and a second windowed bathroom.

On the second floor, also reached by an internal staircase is a spacious attic. The real estate unit is equipped with an independent radiator heating system that is operated with convenient individual control of room temperature, providing a special atmosphere of well-being in all rooms. The offer is completed by a garage box of 16 sq m approx. and a cellar of almost 19 sq m approx. The property features fine finishes and state-of-the-art technology.

Construction year 1994.

South/north exposure



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## Details of amenities

Condensing boiler (installed in November 2024)

Double glazed pvc window frames

Armored door

electric gate

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## All about the location

Via Anello Nord, is located just a few minutes from the historic center of Bruneck, in a quiet and well-connected residential area. The street runs along the northern part of the city, near green areas and the Rienza River, providing a pleasant and livable natural setting.

The location is strategic of this real estate unit from quick access to the Pustertal SS49, which conveniently connects with Brixen, Toblach and Lienz.

All services are in the immediate vicinity: supermarkets, stores, schools, pharmacies, and the historic center of Bruneck with its boutiques and restaurants.

The Bruneck train station, is an easy three-minute walk away.

For leisure enthusiasts, just minutes away is access to the Plan de Corones ski lifts, a renowned ski area in winter and a starting point for summer excursions.

Also nearby are the bike paths and green areas along the Rienza River.

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## Contact partner

For further information, please contact your contact person:

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