

Merano – Südtirol [Trentino-Alto Adige]

Two Exclusive Units and Private Land abutting the Sissi Gardens

Property ID: IT254152583



www.von-poll.it

PURCHASE PRICE: 860.000 EUR • LIVING SPACE: ca. 168 m² • LAND AREA: 190 m²

Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

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

Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

At a glance

Property ID	IT254152583
Living Space	ca. 168 m ²
Bathrooms	2

Purchase Price	860.000 EUR
Commission	onderworpen aan commissie
Total Space	ca. 442 m ²
Equipment	Fireplace

Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

Energy Data

Type of heating	Underfloor heating
Energy information	At the time of preparing the document, no energy certificate was available.

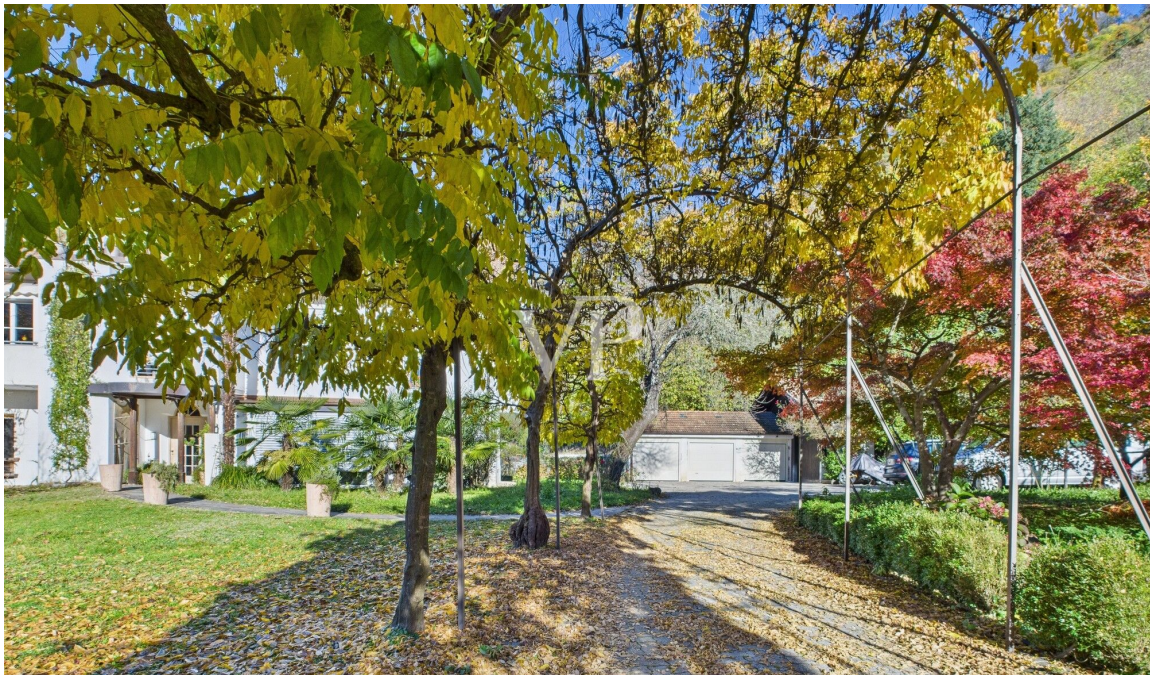
Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



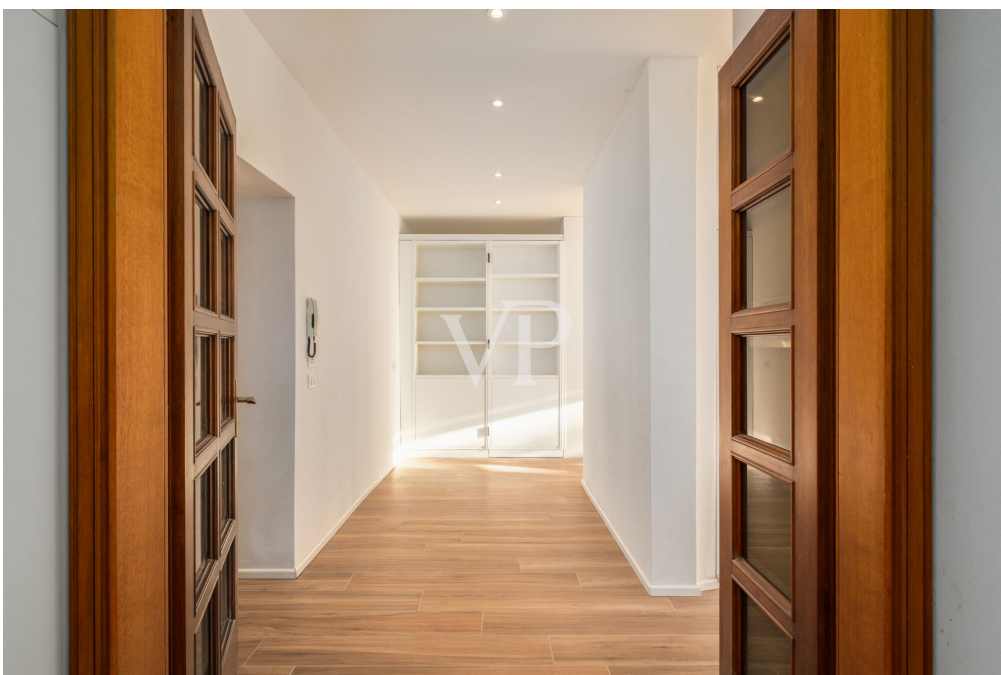
Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



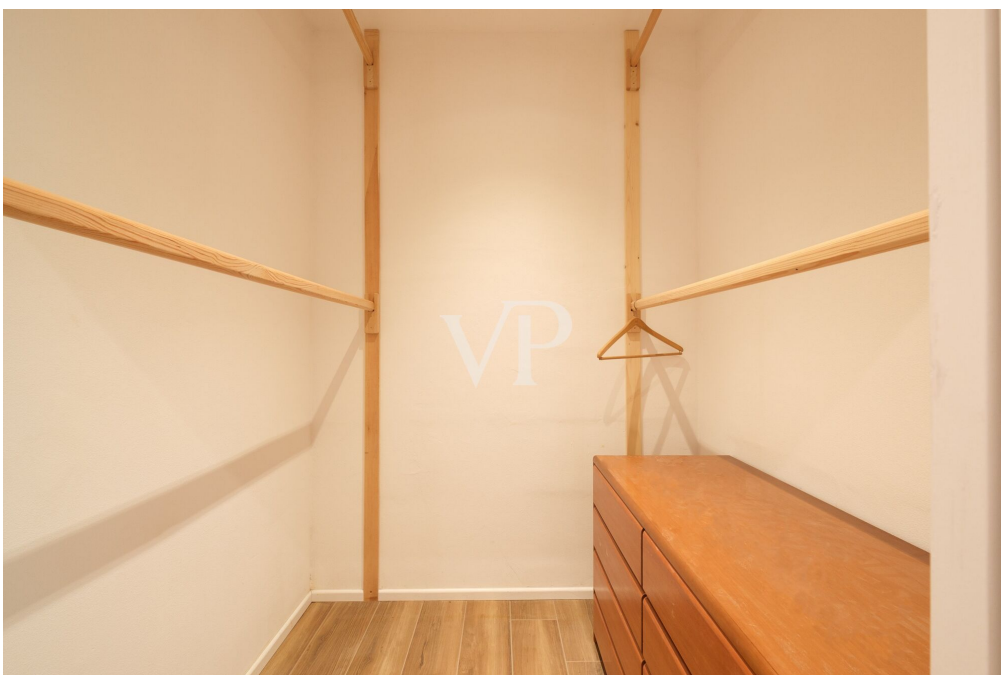
Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



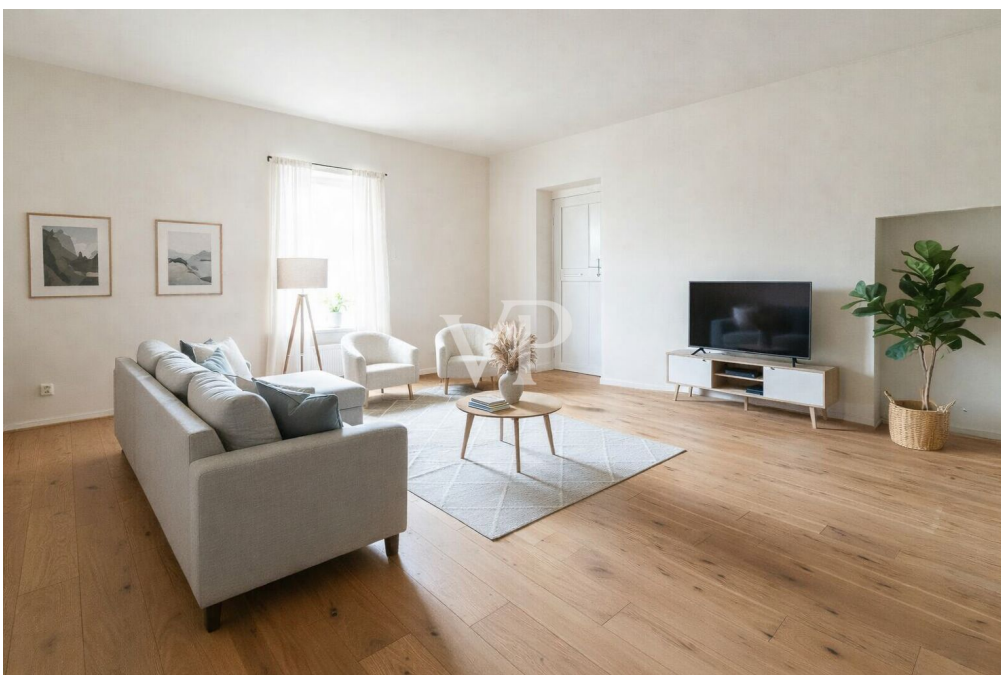
Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



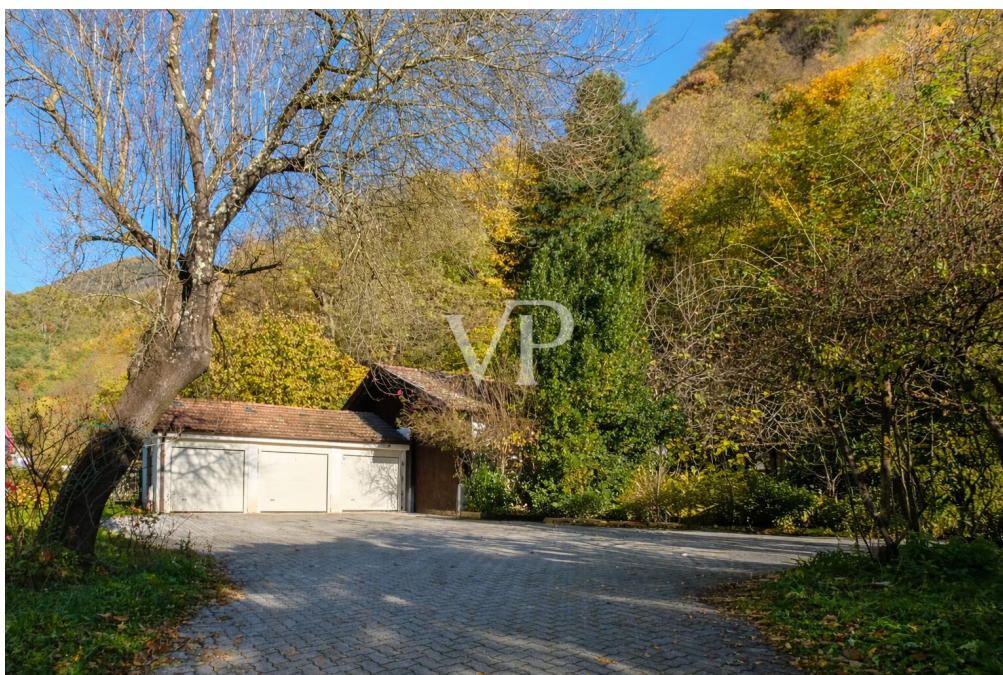
Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property



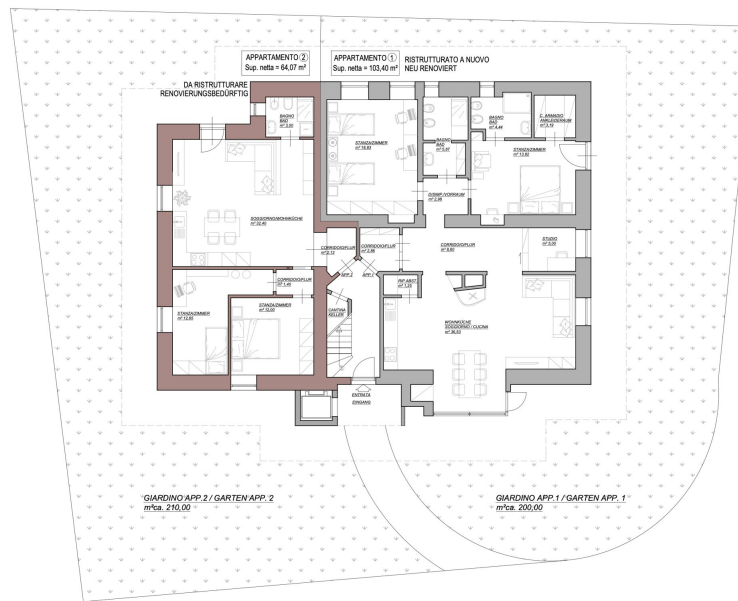
Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

The property

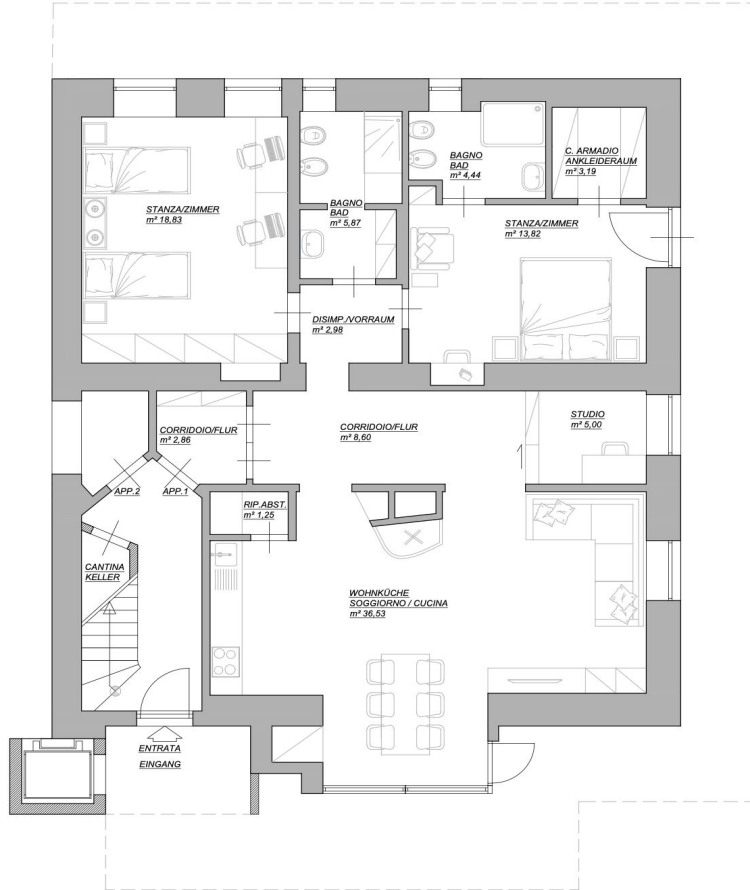


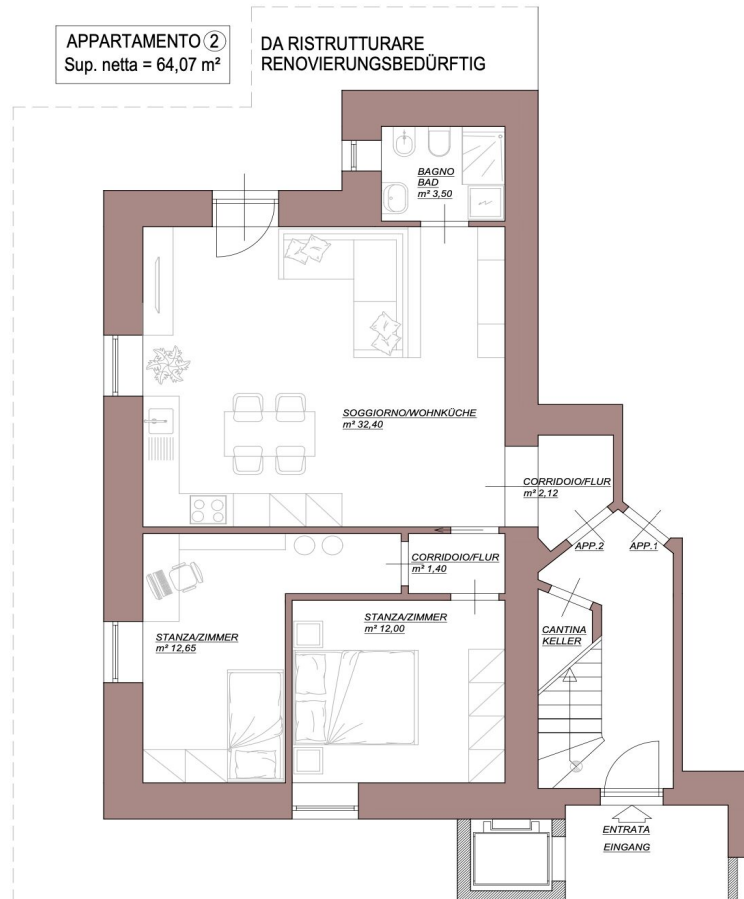
Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

Floor plans



APPARTAMENTO ① RISTRUTTURATO A NUOVO
Sup. netta = 103,40 m² NEU RENOVIERT





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: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

A first impression

Merano, via San Valentino - Two exclusive units and private land abutting the Sissi Gardens.

Surrounded by gardens and mountains, this unique property offers space, light and total tranquility.

We offer for exclusive sale the units as described below:

Unit 1 - Three-room apartment renovated to new

Cadastral area: 147 m² - Net area: 103.40 m² - Garden: approximately 200 m²

Comprising entrance hall, large corridor, openspace kitchen and living room, study, storage room, two large bedrooms, one of which with en suite bathroom and walk-in closet, second windowed bathroom.

Features: garden, autonomous gas boiler, underfloor heating, triple-glazed windows, motorized shutters, solid wood interior doors, handcrafted custom cabinets included in the sale.

Unit 2 - Detached unit with possibility of conversion into an apartment

Cadastral area: 101 m² - Net area: 64.07 m² - Garden: about 210 m²

Unit with independent access including cellar and private garden, currently used as a workshop/hobby, but represents an interesting opportunity to convert back into an apartment as needed and in compliance with current regulations. An illustrative plan and render indicate conversion into a three-room apartment with an openspace kitchen and living room, two bedrooms and a windowed bathroom.

Unit 3 - Land plot with fruit trees

Surface area: approximately 190 m²

Garage and parking spaces: single garage to be purchased separately at €35,000.

Possibility to park other cars in the common yard.

Property ID: IT254152583 - 39012 Merano – Südtirol [Trentino-Alto Adige]

All about the location

Merano is one of South Tyrol's most charming resorts, prized for its mild climate, quality of life, and unique balance of nature, culture, and wellness. A spa town par excellence, it offers comprehensive services, a well-kept historic center, green promenades, and a fine landscape setting.

Via San Valentino is located in one of the most private and peaceful areas of the city, close to Maia Alta, immersed in greenery and surrounded by gardens, crops and open views of the mountains. Here silence, light and the scents of nature dominate, with an almost rural perception while remaining a short distance from the center, the Merano Thermal Baths and the main services. An ideal location for those seeking privacy, tranquility and an authentic landscape setting, without sacrificing urban convenience.

Property ID: IT254152583 - 39012 Merano – 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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com