

Mölten - Meltina

Historic Farmhouse in Mölten

Property ID: IT254152642

IN THE BEST LOCATION FOR YOU



PURCHASE PRICE: 540.000 EUR • LIVING SPACE: ca. 142 m² • ROOMS: 5

Property ID: IT254152642 - 39010 Mölten - Meltina

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At a glance

Property ID	IT254152642
Living Space	ca. 142 m ²
Rooms	5
Bedrooms	2
Bathrooms	2
Year of construction	1379

Purchase Price	540.000 EUR
House	Single-family house / Detached house
Commission	Subject to commission
Total Space	ca. 202 m ²
Equipment	Fireplace, Balcony

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Energy Data

Type of heating	Stove
Energy Source	wood
Energy certificate valid until	12.12.2035

Energy Certificate	Energy demand certificate
Final Energy Demand	250.00 kWh/m²a
Energy efficiency class	G
Year of construction according to energy certificate	1379

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A first impression

A historic residential building in the heart of Meltina is for sale—a structure with a documented history dating back to the 13th century and a distinctive character to match. Located at an elevation of approximately 1,100 meters above sea level, it offers two separate residential units, each with about 72 m² of net living space, which are currently connected by a shared stairwell.

The ground-floor apartment features a traditional living room with plenty of wood and an original wood-burning stove, which defines the living space and creates an authentic atmosphere.

The unit on the first floor, on the other hand, offers more modern rooms with a clear layout and attractive spaces. The living area is divided by a central wood-burning stove that provides pleasant warmth on cold days. This unit is heated by radiators fed by a central heating stove.

In the basement, there are three storage rooms accessible from the outside that can be flexibly used as storage, a workshop, or additional storage space.

On the west side of the house is a garden measuring approximately 54 m², which also offers various possibilities for use.

The facade and the balcony were last renovated in 2017. The house is not subject to any residency requirements and is therefore also ideal as a vacation home—especially for people looking for a property with history, character, and versatile possibilities.

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All about the location

Meltina is situated on a sunny high plateau above the Adige Valley and offers a blend of sweeping views, tranquility, and unspoiled South Tyrolean countryside. The village is surrounded by expansive alpine pastures, dense forests, and impressive panoramic views of the Dolomites.

The surrounding area offers plenty of activities in every season: hiking trails start right in the village and lead to well-known destinations such as the St. Ulrich Church, the Möltner Kaser, or the Stöanernen Mandln. Mountain bikers, horseback riders, and snowshoers will find varied routes of all difficulty levels. In winter, the high plateaus offer quiet, untouched snowy landscapes away from the major ski resorts.

Mölten itself is a down-to-earth village with good infrastructure: shops for daily needs, restaurants, a pharmacy, a kindergarten, an elementary school, and reliable public transportation connections. Despite its tranquility, the village is not isolated—the drive to Terlan and on to Bolzano is manageable.

Overall, Mölten offers an authentic, nature-oriented environment with a high quality of life, ideal for people who value peace and quiet, scenic beauty, and a vibrant village center.

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Contact partner

For further information, please contact your contact person:

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