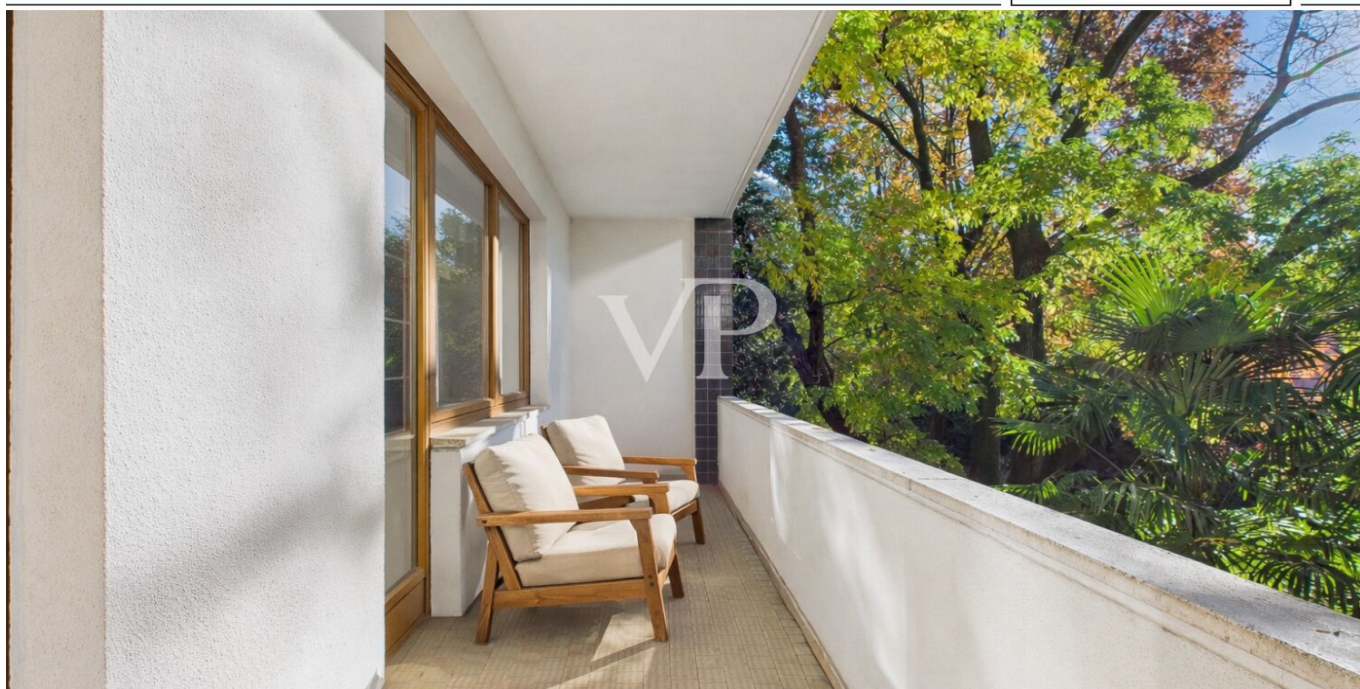


Bolzano / Bozen - Bolzano

Elegant and spacious three-bedroom apartment in elegant setting

Property ID: IT264152836



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PURCHASE PRICE: 895.000 EUR • LIVING SPACE: ca. 118,51 m² • ROOMS: 4

Property ID: IT264152836 - 39100 Bolzano / Bozen - Bolzano

- **At a glance**
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At a glance

Property ID	IT264152836
Living Space	ca. 118,51 m²
Floor	2
Rooms	4
Bedrooms	2
Bathrooms	2
Year of construction	1972
Type of parking	2 x Garage, 65000 EUR (Sale)

Purchase Price	895.000 EUR
Commission	Subject to commission
Total Space	ca. 160 m²
Equipment	Balcony

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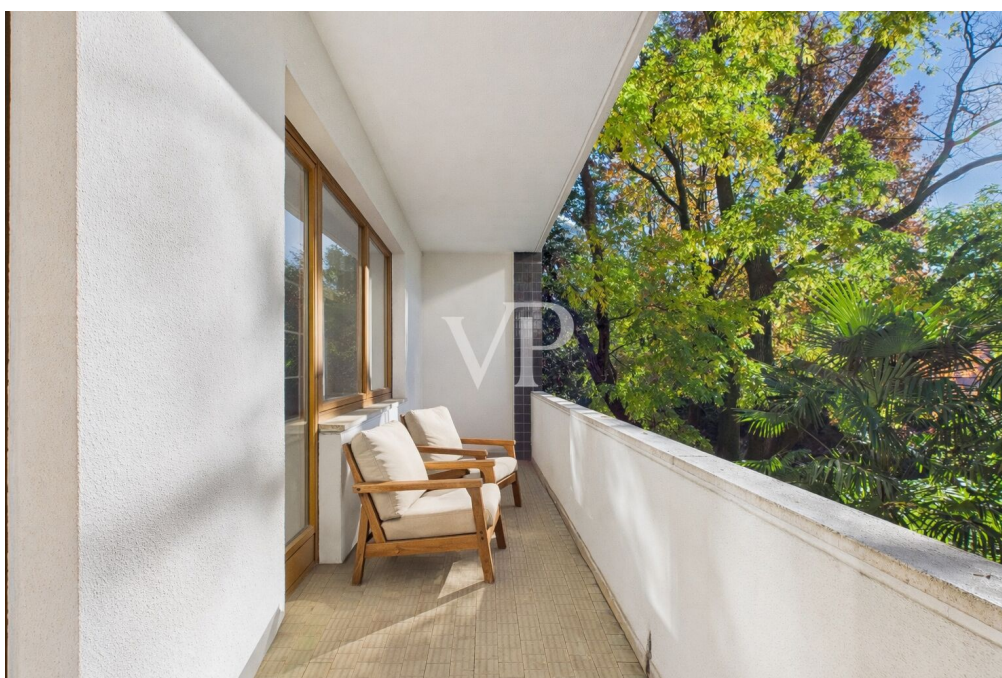
Energy Data

Type of heating	Central heating
Energy Source	Gas
Energy certificate valid until	10.11.2035
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	80.21 kWh/m²a
Energy efficiency class	E
Year of construction according to energy certificate	1972

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The property



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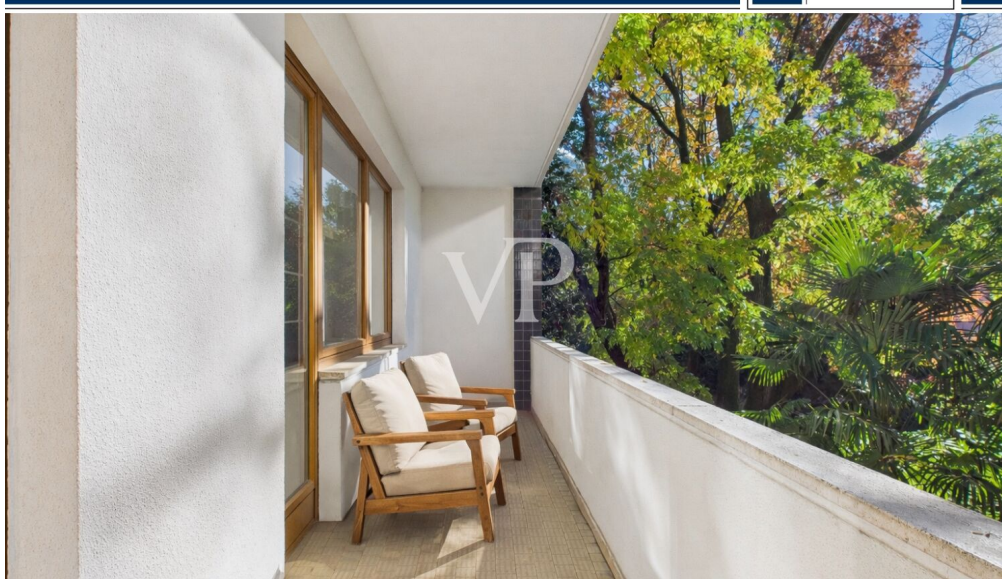
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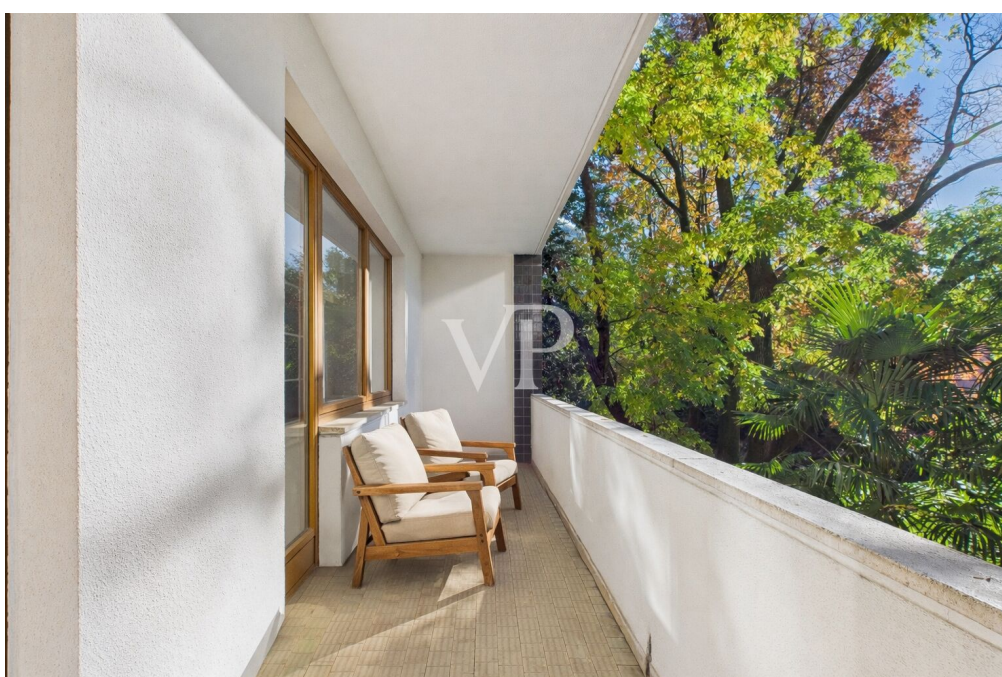


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The property



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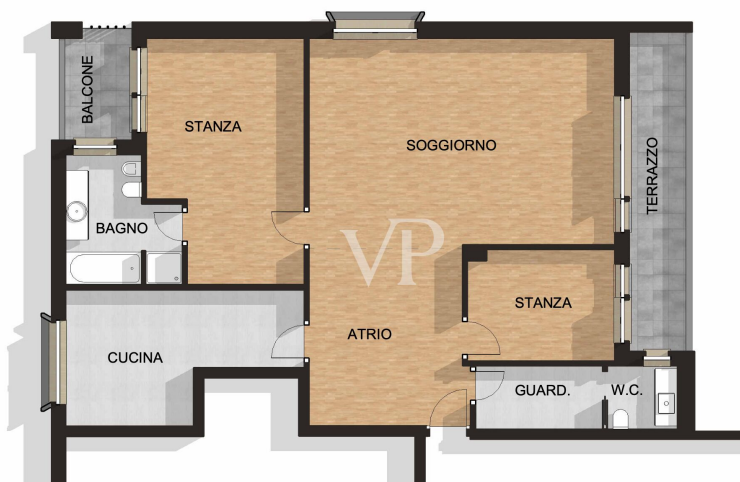
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The property



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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

In an elegant and elegant context, we offer for sale this beautiful apartment (equal to a five-room apartment) of large size. The property is located on the second floor with elevator and is exposed on three sides. The interior layout includes: a comfortable entrance hall, a generous living room with dining room and with access to the south-facing balcony, a large eat-in kitchen, two double bedrooms with balcony (one of which is a master room with en suite bathroom), a checkroom and a service bathroom. The unit has central heating with radiators. The building benefits from a well-kept condominium garden and is located in a prestigious residential area that is well served. Ideal solution for those looking for spaciousness, comfort and privacy, in an elegant and quiet environment. This exclusive property is complemented by two EXTRA garages (Euro 65,000 each) and a wine cellar. South/east/north exposure

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All about the location

The property is located on Fago Street in the heart of Bolzano's Gries district. All services are easily and quickly accessible. Numerous schools, kindergartens, and the historic center, with all the typical stores and restaurants, can be reached within minutes. The verdant Talvera promenades are approx. 500 m away. Bike paths and a bus stop are in the immediate vicinity.

Property ID: IT264152836 - 39100 Bolzano / Bozen - Bolzano

Contact partner

For further information, please contact your contact person:

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