

Appiano s.s.d.v. / Eppan a.d.W. - Bolzano

Spacious apartment in the center of Eppan

Property ID: IT264152889



www.von-poll.it

PURCHASE PRICE: 680.000 EUR • LIVING SPACE: ca. 180 m² • ROOMS: 7

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At a glance

Property ID	IT264152889	Purchase Price	680.000 EUR
Living Space	ca. 180 m²	Type	Apartment
Floor	1	Commission	Subject to commission
Rooms	7	Total Space	ca. 230 m²
Bedrooms	5	Usable Space	ca. 200 m²
Bathrooms	3	Equipment	Fireplace
Year of construction	1750		
Type of parking	2 x Garage		

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Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	22.02.2032	Final Energy Demand	200.00 kWh/m²a
		Energy efficiency class	G

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The property



Verwaltung/Administratore Leitner
Kontrollierte Immobilien-Berechnungen
Controlling, Immobilien, Contagge

KONDOMINIUM "STROMBURG" J.G. PLAZER STRASSE 42 - 39057 EPPAN/APPIANO
P.E.D. 2519 - C.C. APPIANO - PT 61642
Steuernummer: 94041600217 codice fiscale

KOSTENVORANSCHLAG - 2025/2026 - PREVENTIVO (01.06.25 - 31.05.26)

NEUE VERSION - 10.02.26 - NUOVA VERSIONE

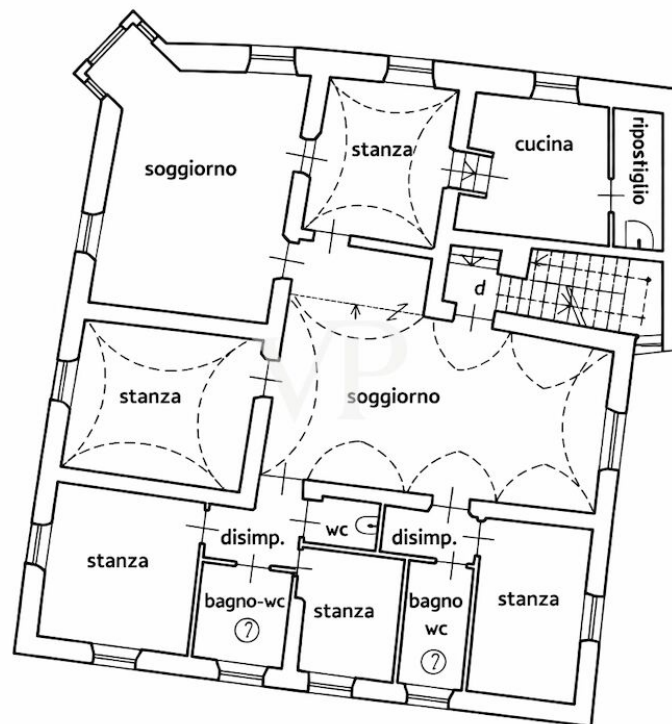
NR.	P.M.	PROPRIETARIO	MIETER FRUCHTGENUSS INQUILINO USO FRUITO	VERBRAUCH vom Vorjahr	ABZUG	NEU			PLAN KOSTEN SALDO	PLAN KOSTEN SALDO	PLAN KOSTEN SALDO	TOTALES KOSTEN- VORANSCHLAG SALDO 41- 2024/25	NEUE VERSION - 10.02.26 - NUOVA VERSIONE				EXTRA RATE GAS	EXTRA RATE GAS	TOTALES Einzahlung	NR.	
						PLAN KOSTEN SALDO	PLAN KOSTEN SALDO	PLAN KOSTEN SALDO					1. RATE SALDO	2. RATE SALDO	3. RATE SALDO	4. RATE SALDO					
1	1454	LUDWIG KATJA - HAIR/OLUNGE																			
2	227-29	CHIN SOFIA																			
3	208	HANOLD SILVANO																			
4	408-48	MORSELL ALBERTO	Pficher Waltraud																		
5	540-24-48-90	TETTER RURT																			
6	64-18-67	MAIR STEPHAN - KIRCHER IRIS M.																			
7	74-1-62	FISCHNALLER/CH - SCABAR B.																			
8	84-17	SAWITZ OTO																			
9	94-17	SCANNIELLO M. - DEFINO A.																			
10	10-18	BERTONALI ALESSANDRO																			
11	11-92	SKULANA K. - NEDERSEER H.																			
12	12-14-62	PIENEROY GEMH.																			
13	13-86-62	WOLFGANG GLASERER																			
14	14-86-62	WOLFGANG GLASERER																			
15	14-10-39-62	GARBER JOSEFIN																			
16	16-14	HOFER MARCUS	Gaflner Anna																		
17	16-14-39-62-10	RIEGERER GEORG																			
18	20	OBERKOPFER ULRIKE																			
19	24-10-39-62-10	HEESSE ROSALE																			
20	30	NEGRI SIMONE - FIGATTI CRISTINA																			
21	30	PRUDERER LISA																			
22	30	HARKASSER PETER	Vallazza																		
23	55-66	HOFER MARCUS	Gaflner Anna																		
24	60	SAWITZ SAS																			
TOTALE																					

Zur Bestätigung der Abrechnung unterschreibt das Präsidium der Vollversammlung
Per conferma del conteggio il preventivo speciale firma del presidente dell'assemblea

Einzahlungen - versamenti: Raiffeisenkasse Übernisch - Cassa Rurale Appiano IBAN: IT 82 R 08255 58160 000300213594

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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 the heart of Eppan, one of the most charming villages in South Tyrol, known for its castles, excellent quality of life and an absolutely prestigious wine tradition, we offer for sale an apartment of great historical charm, located on the second floor of a building dating back to the mid-18th century.

The property retains an authentic and rare character, enhanced by vaulted ceilings that enhance its period charm and architectural importance. The apartment, internally in need of renovation, represents an opportunity of considerable value for those who wish to create a representative residence or a residence of great personality, combining history, elegance and living comfort.

Free on four sides, it enjoys excellent natural light and a pleasant airiness of the rooms. The internal distribution offers an entrance hall, a large living room, a kitchen, a dining room, five bedrooms and three bathrooms, with generous spaces that lend themselves to multiple design solutions.

Two garage cars (70,000 euros extra) and a cellar complete the property.

The facade and roof were renovated in 2022, an element that further enhances the property and allows it to focus on interior redevelopment, preserving and reinterpreting its extraordinary historic character.

A property of undisputed charm, set in a unique context, among landscape, culture and tradition, in one of the most appreciated locations in the South Tyrolean territory.

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Details of amenities

- **Two car garage**
- **Cellar**
- **Fireplace**
- **Renovated facade and roof**
- **Quiet**
- **Panorama**

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All about the location

Located in Eppan on the Wine Road, in one of the most sought-after locations in South Tyrol, the property is set in a charming residential context, amid vineyards, castles, and fine landscapes. Appiano is particularly appreciated for its high quality of life, tranquility, services and proximity to Bolzano, offering a perfect balance between privacy, comfort and the beauty of the area.

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Contact partner

For further information, please contact your contact person:

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