

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
Living Space	ca. 180 m ²
Floor	1
Rooms	7
Bedrooms	5
Bathrooms	3
Year of construction	1750
Type of parking	2 x Garage

Purchase Price	680.000 EUR
Commission	Subject to commission
Total Space	ca. 230 m ²
Usable Space	ca. 200 m ²
Equipment	Fireplace

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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



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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

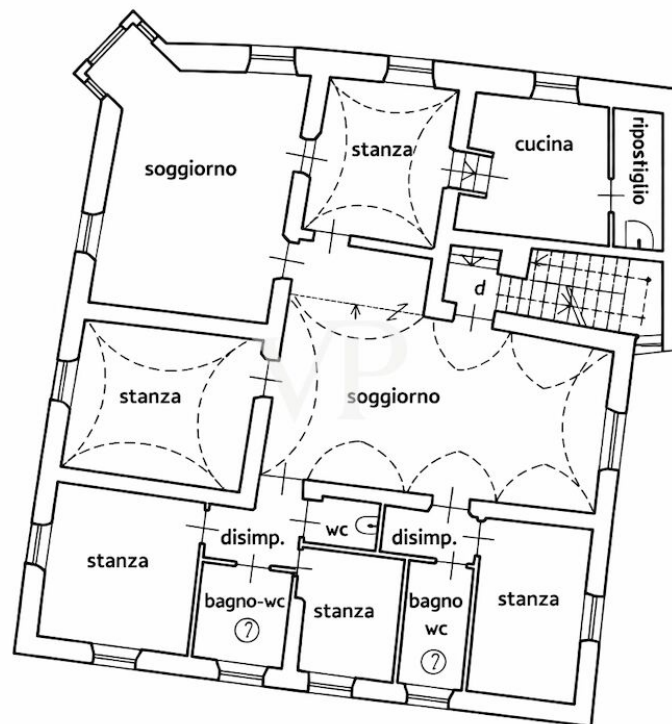
NR.	M.A.	EIGENTÜMER	MIETER FRUCHTGENUSS	VERBRAUCH vom Vorjahr	ABZUG	NEU			PLAN KOSTEN	PLAN KOSTEN	PLAN KOSTEN	TOTALE KOSTEN-VORANSCHLAG	SALDO H.	NEUE VERSION				EXTRA RATE	EXTRA RATE	TOTALE Einzahlung	NR.	
						PLAN KOSTEN	PLAN KOSTEN	PLAN KOSTEN						1. RATE	2. RATE	3. RATE	4. RATE					
1	1454	LUDWIG KATJA - HAIR/OLUNGE				2.272,63 €	-38,76 €	241,37 €	79,74 €	-255,26 €	2.272,63 €	2.272,63 €	0,00 €	538,29 €	538,29 €	538,29 €	538,29 €	538,29 €	538,29 €	538,29 €	538,29 €	1
2	2-27-29	CHIN SOFIA				7.176,35 €	-1.123,55 €	637,60 €	129,36 €	397,63 €	7.082,45 €	7.082,45 €	0,00 €	1.702,01 €	1.702,01 €	1.702,01 €	1.702,01 €	1.702,01 €	1.702,01 €	1.702,01 €	1.702,01 €	2
3	2-08	HANIKEL SILVANO				2.155,55 €	-82,27 €	237,79 €	71,10 €	115,41 €	2.073,28 €	2.073,28 €	0,00 €	482,23 €	482,23 €	482,23 €	482,23 €	482,23 €	482,23 €	482,23 €	482,23 €	3
4	4-08-48	MORSELL ALBERTO	Pficher Waltraud			3.537,92 €	-643,08 €	441,55 €	120,38 €	342,20 €	3.195,14 €	3.195,14 €	0,00 €	779,07 €	779,07 €	779,07 €	779,07 €	779,07 €	779,07 €	779,07 €	779,07 €	4
5	5-02-24-04-09	TETTER RURT				4.004,01 €	-887,66 €	543,50 €	160,74 €	457,63 €	3.666,10 €	3.666,10 €	0,00 €	899,00 €	899,00 €	899,00 €	899,00 €	899,00 €	899,00 €	899,00 €	899,00 €	5
6	6-18-07	MAIR STEPHAN - KIRCHER IRIS M.				2.850,21 €	-605,29 €	304,70 €	92,44 €	252,56 €	2.545,36 €	2.545,36 €	0,00 €	620,55 €	620,55 €	620,55 €	620,55 €	620,55 €	620,55 €	620,55 €	620,55 €	6
7	7-01-02	FISCHNALLER CH - SCABAR B.				1.944,03 €	-318,69 €	252,57 €	-	-	1.625,34 €	1.625,34 €	0,00 €	397,63 €	397,63 €	397,63 €	397,63 €	397,63 €	397,63 €	397,63 €	397,63 €	7
8	8	SAVITZ OTO				2.250,63 €	-121,14 €	114,41 €	-	-	2.129,49 €	2.129,49 €	0,00 €	520,38 €	520,38 €	520,38 €	520,38 €	520,38 €	520,38 €	520,38 €	520,38 €	8
9	9-17	SCANNIELLO M. - DEFINO A.				3.749,72 €	-599,11 €	613,25 €	-	-	3.150,61 €	3.150,61 €	0,00 €	779,07 €	779,07 €	779,07 €	779,07 €	779,07 €	779,07 €	779,07 €	779,07 €	9
10	10-18	BERTONALI ALESSANDRO				2.250,63 €	-262,65 €	277,55 €	-	-	1.987,98 €	1.987,98 €	0,00 €	490,70 €	490,70 €	490,70 €	490,70 €	490,70 €	490,70 €	490,70 €	490,70 €	10
11	11-02	SKULANA K. - NEDERSEER H.				2.849,26 €	-455,02 €	219,58 €	-	-	2.394,24 €	2.394,24 €	0,00 €	593,56 €	593,56 €	593,56 €	593,56 €	593,56 €	593,56 €	593,56 €	593,56 €	11
12	12-01-02	PIENEROY GEMH.				2.849,26 €	-455,02 €	219,58 €	-	-	2.394,24 €	2.394,24 €	0,00 €	593,56 €	593,56 €	593,56 €	593,56 €	593,56 €	593,56 €	593,56 €	593,56 €	12
13	13-01-02	WOLFGANG GLASERER				2.014,50 €	-745,80 €	85,41 €	-	-	1.268,70 €	1.268,70 €	0,00 €	311,69 €	311,69 €	311,69 €	311,69 €	311,69 €	311,69 €	311,69 €	311,69 €	13
14	14-01-02	GARBER JOHANN				1.059,08 €	-103,51 €	49,29 €	-	-	955,57 €	955,57 €	0,00 €	238,89 €	238,89 €	238,89 €	238,89 €	238,89 €	238,89 €	238,89 €	238,89 €	14
15	15-04	HOFER MARCUS	Gaflner Anna			2.943,16 €	-1.737,15 €	439,21 €	-	-	1.206,01 €	1.206,01 €	0,00 €	301,50 €	301,50 €	301,50 €	301,50 €	301,50 €	301,50 €	301,50 €	301,50 €	15
16	16-01-04-01-02	RIEGERER GEORG				7.939,99 €	-2.036,49 €	792,20 €	-	-	5.903,50 €	5.903,50 €	0,00 €	1.473,37 €	1.473,37 €	1.473,37 €	1.473,37 €	1.473,37 €	1.473,37 €	1.473,37 €	1.473,37 €	16
17	17-01-04-01-02	RIEGERER GEORG				3.105,94 €	-1.353,88 €	-	-	-	1.752,06 €	1.752,06 €	0,00 €	437,51 €	437,51 €	437,51 €	437,51 €	437,51 €	437,51 €	437,51 €	437,51 €	17
18	18	OBERKOPFER ULRIKE				452,38 €	-306,21 €	-	-	-	146,17 €	146,17 €	0,00 €	36,53 €	36,53 €	36,53 €	36,53 €	36,53 €	36,53 €	36,53 €	36,53 €	18
19	19-01-04-01-02	HEESSE ROSALIE				1.844,85 €	-978,41 €	-	-	-	866,44 €	866,44 €	0,00 €	216,61 €	216,61 €	216,61 €	216,61 €	216,61 €	216,61 €	216,61 €	216,61 €	19
20	20	NEGRI SIMONE - FIGATTI CRISTINA				474,24 €	-321,91 €	-	-	-	152,33 €	152,33 €	0,00 €	38,17 €	38,17 €	38,17 €	38,17 €	38,17 €	38,17 €	38,17 €	38,17 €	20
21	21	PRUDERER LISA	Vallazza			480,02 €	-321,01 €	-	-	-	159,01 €	159,01 €	0,00 €	39,75 €	39,75 €	39,75 €	39,75 €	39,75 €	39,75 €	39,75 €	39,75 €	21
22	22	HARKASSER PETER				494,42 €	-325,33 €	-	-	-	169,09 €	169,09 €	0,00 €	42,26 €	42,26 €	42,26 €	42,26 €	42,26 €	42,26 €	42,26 €	42,26 €	22
23	23	HOFER MARCUS				62,09 €	-12,20 €	-	-	-	50,89 €	50,89 €	0,00 €	12,71 €	12,71 €	12,71 €	12,71 €	12,71 €	12,71 €	12,71 €	12,71 €	23
24	24	SAVITZ SAS				31,84 €	-5,29 €	-	-	-	26,55 €	26,55 €	0,00 €	6,66 €	6,66 €	6,66 €	6,66 €	6,66 €	6,66 €	6,66 €	6,66 €	24
TOTALE							58.471,21 €	-15.755,31 €	5.700,00 €	658,60 €	-1.873,32 €	60.948,02 €	20.444,67 €	71.392,69 €	9.862,47 €	11.102,58 €	11.102,58 €	11.102,58 €	11.102,58 €	11.102,58 €	11.102,58 €	71.392,69 €

ZEINZAHLUNGEN - VERSAMENTI: Raiffeisenkasse Überetsch - Cassa Rurale Appiano IBAN: IT 82 R 08255 58160 000300213594

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

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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:

Christian Weissensteiner

Drususallee 265/Viale Druso 265, 39100 Bozen/Bolzano (BZ)

Tel.: +39 0471 20 90 20

E-Mail: bozen@von-poll.com

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