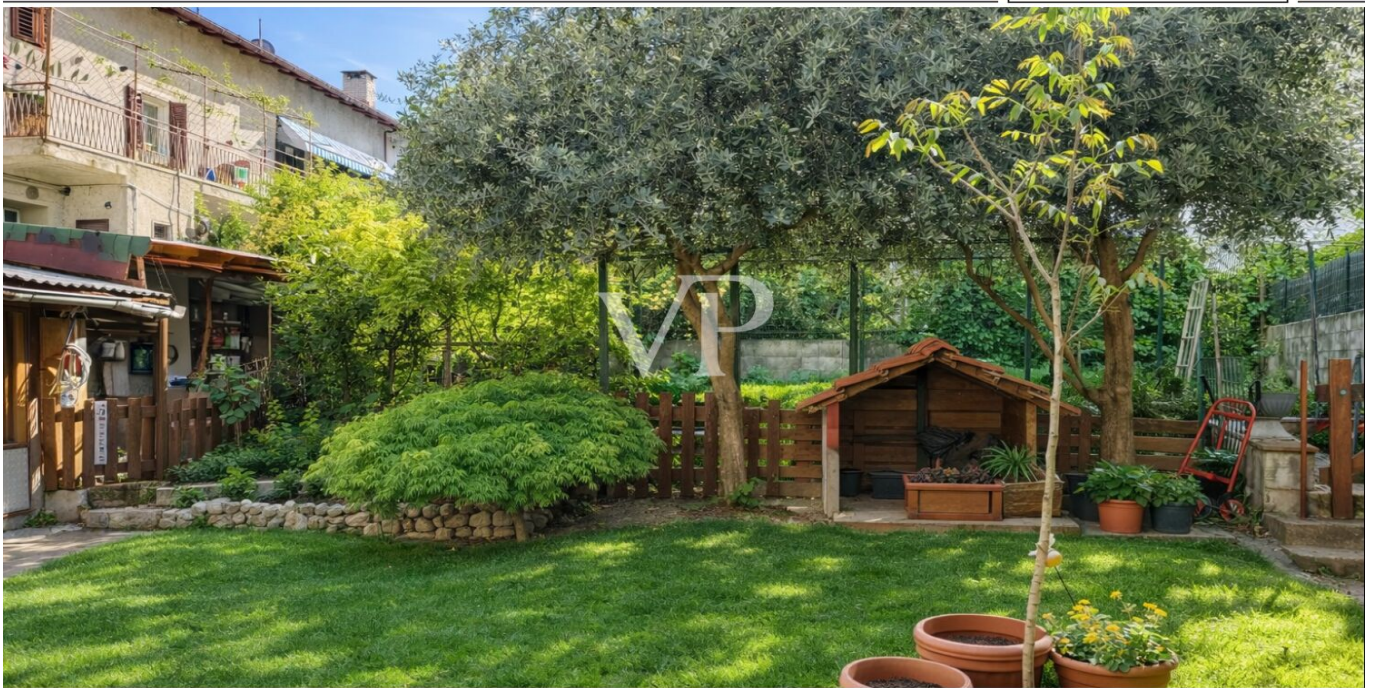


Laives

## Ground-floor house with three independent apartments and large garden in quiet area

Property ID: IT264153005



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 890.000 EUR • LIVING SPACE: ca. 221 m<sup>2</sup> • ROOMS: 9 • LAND AREA: 221 m<sup>2</sup>**

**Property ID: IT264153005 - 39055 Laives**

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

**Property ID: IT264153005 - 39055 Laives**

## At a glance

|                     |                              |                       |   |
|---------------------|------------------------------|-----------------------|---|
| <b>Property ID</b>  | <b>IT264153005</b>           | <b>Purchase Price</b> | <b>890.000 EUR</b>                              |
| <b>Living Space</b> | <b>ca. 221 m<sup>2</sup></b> | <b>House</b>          | <b>Single-family house /<br/>Detached house</b> |
| <b>Rooms</b>        | <b>9</b>                     | <b>Commission</b>     | <b>Subject to commission</b>                    |
| <b>Bedrooms</b>     | <b>6</b>                     | <b>Total Space</b>    | <b>ca. 221 m<sup>2</sup></b>                    |
| <b>Bathrooms</b>    | <b>4</b>                     |                       |   |

Property ID: IT264153005 - 39055 Laives

## Energy Data

|                                |                              |                         |                             |
|--------------------------------|------------------------------|-------------------------|-----------------------------|
| Type of heating                | Single-storey heating system | Energy Certificate      | Energy demand certificate   |
| Energy Source                  | Gas                          | Final Energy Demand     | 200.00 kWh/m <sup>2</sup> a |
| Energy certificate valid until | 20.03.2034                   | Energy efficiency class | G                           |
| Power Source                   | Gas                          |                         |                             |

Property ID: IT264153005 - 39055 Laives

## The property



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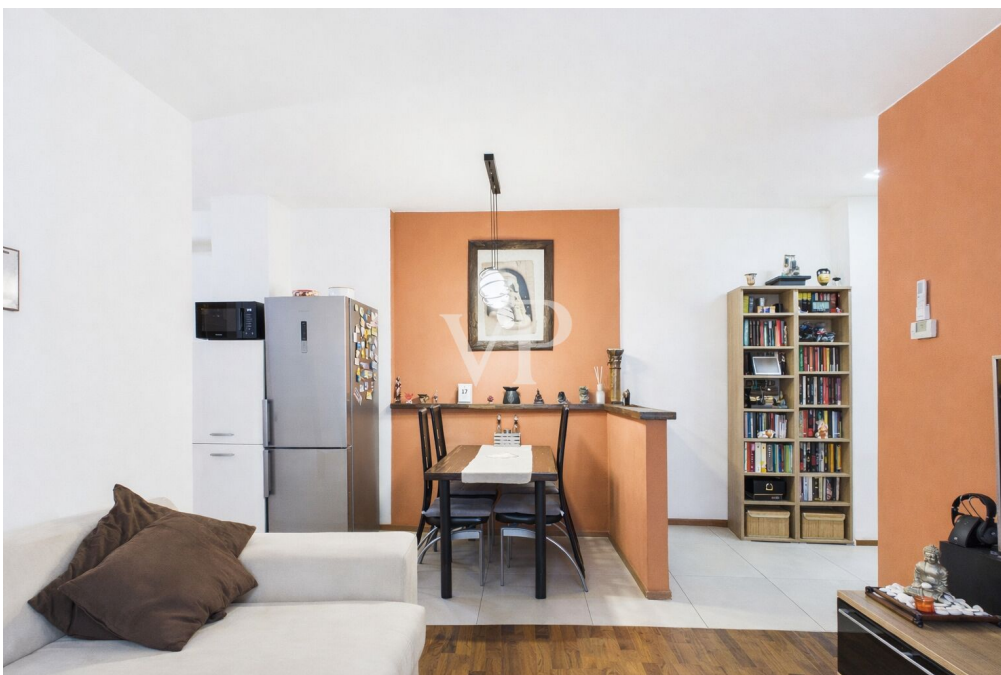
Property ID: IT264153005 - 39055 Laives

## The property



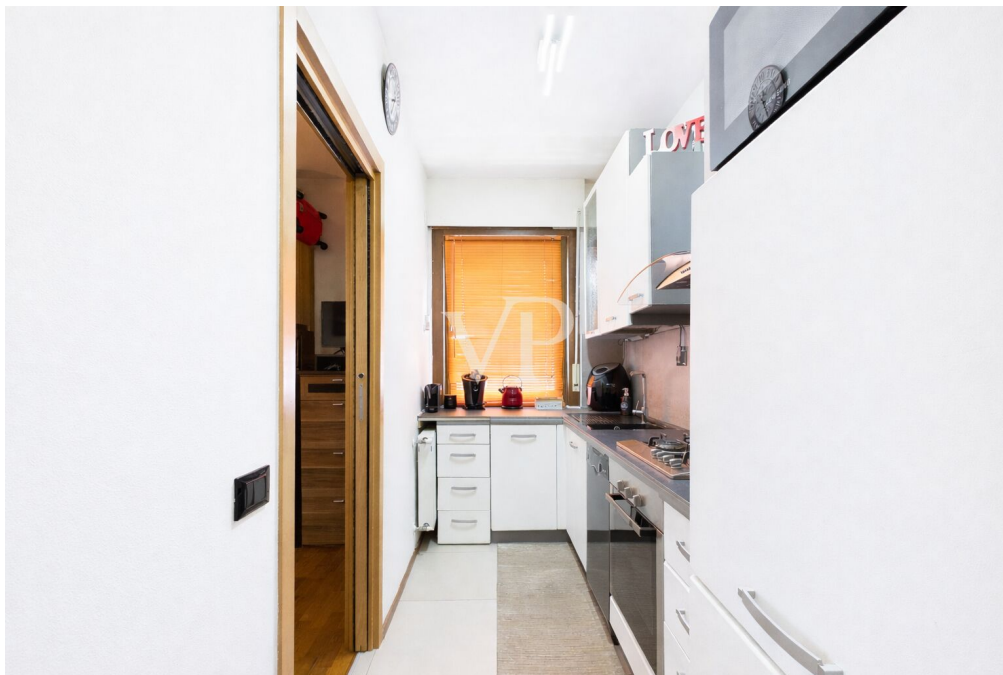
Property ID: IT264153005 - 39055 Laives

## The property



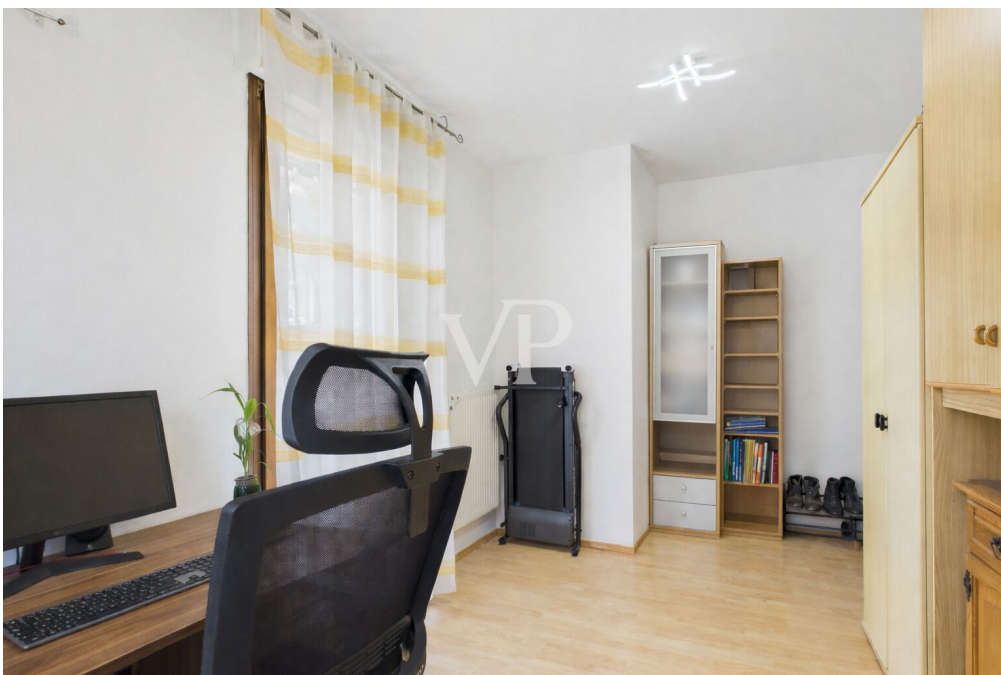
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## The property



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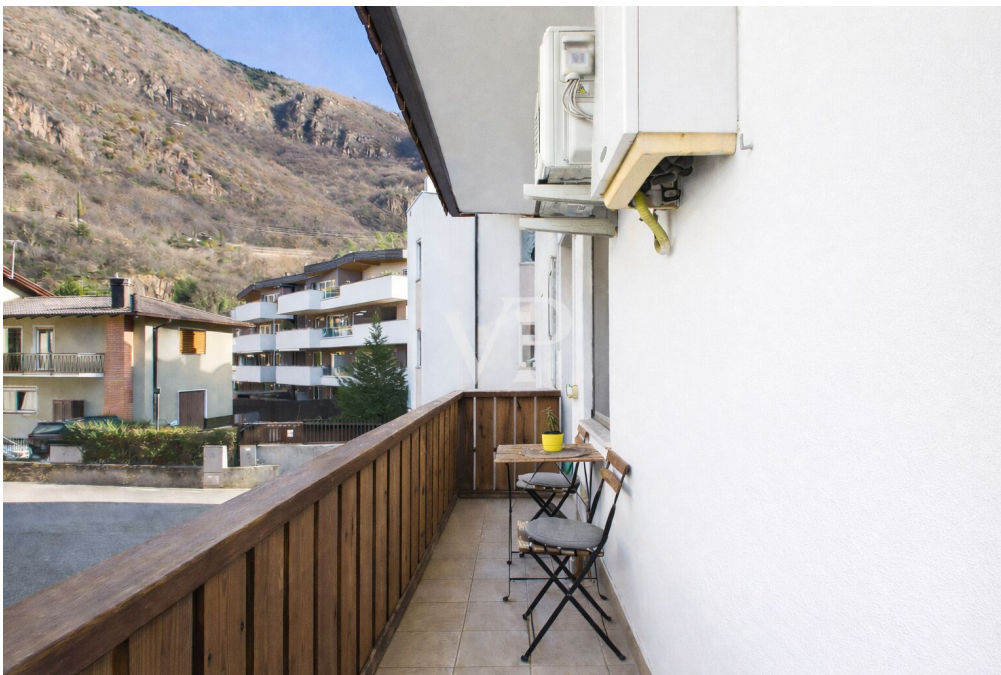
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## The property



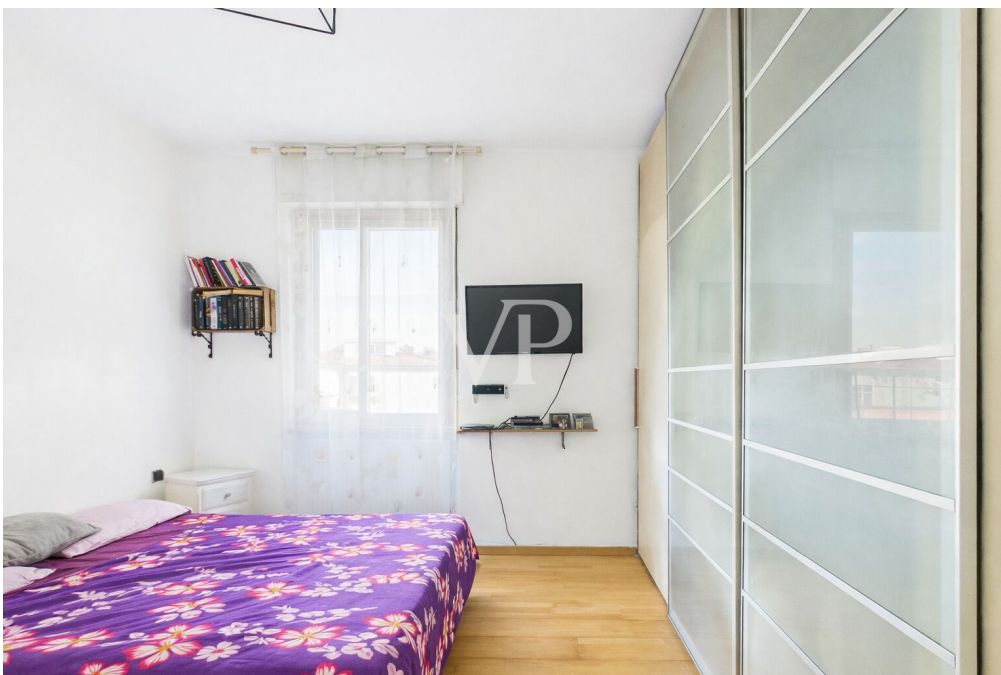
Property ID: IT264153005 - 39055 Laives

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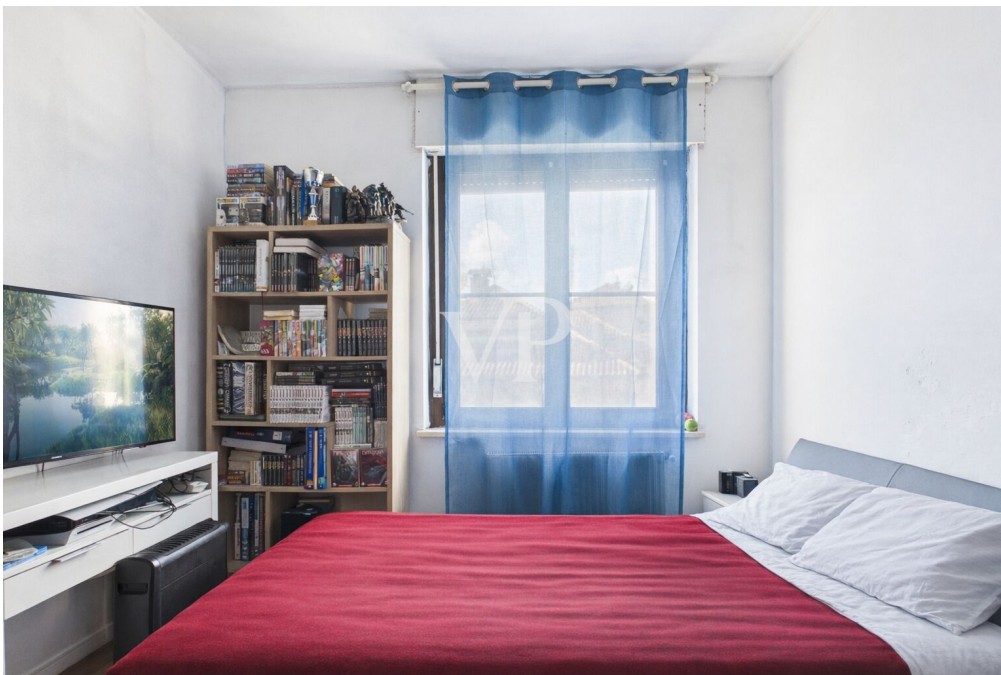
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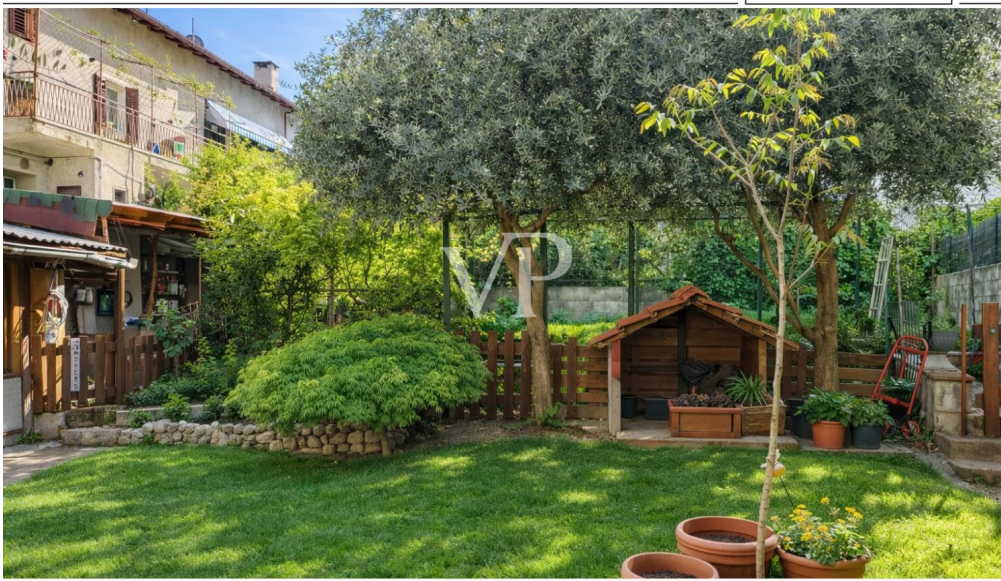
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## The property



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## The property



[www.von-poll.it](http://www.von-poll.it)



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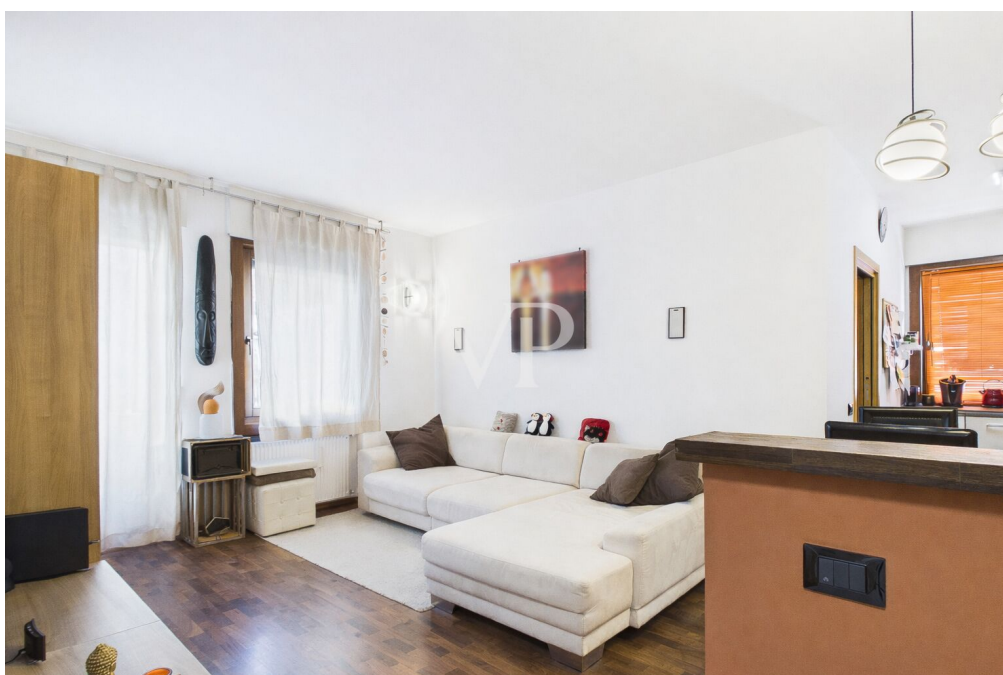
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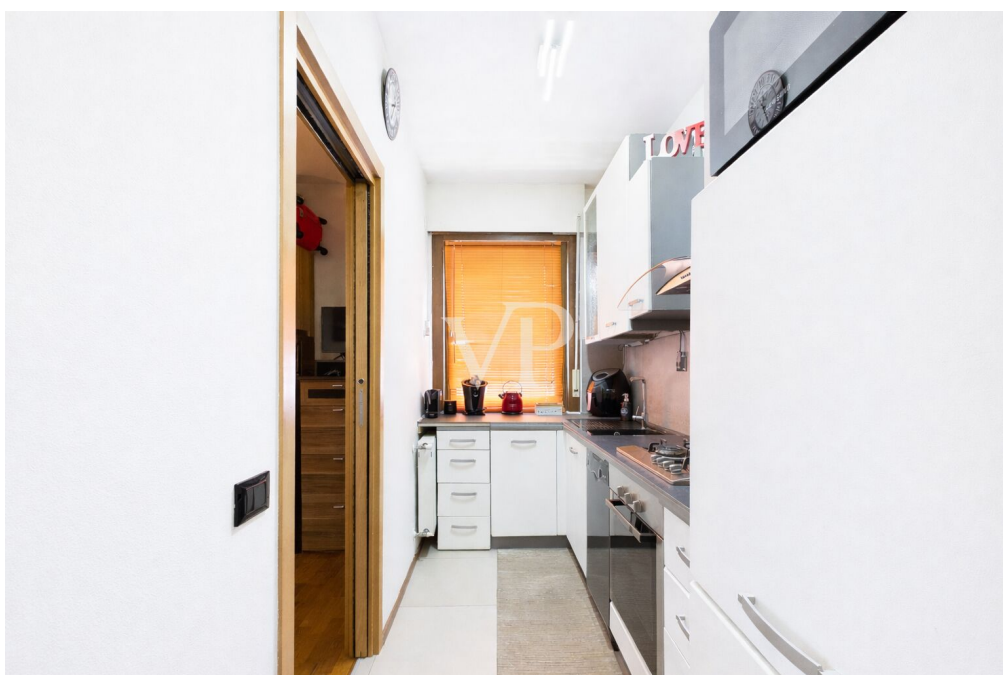
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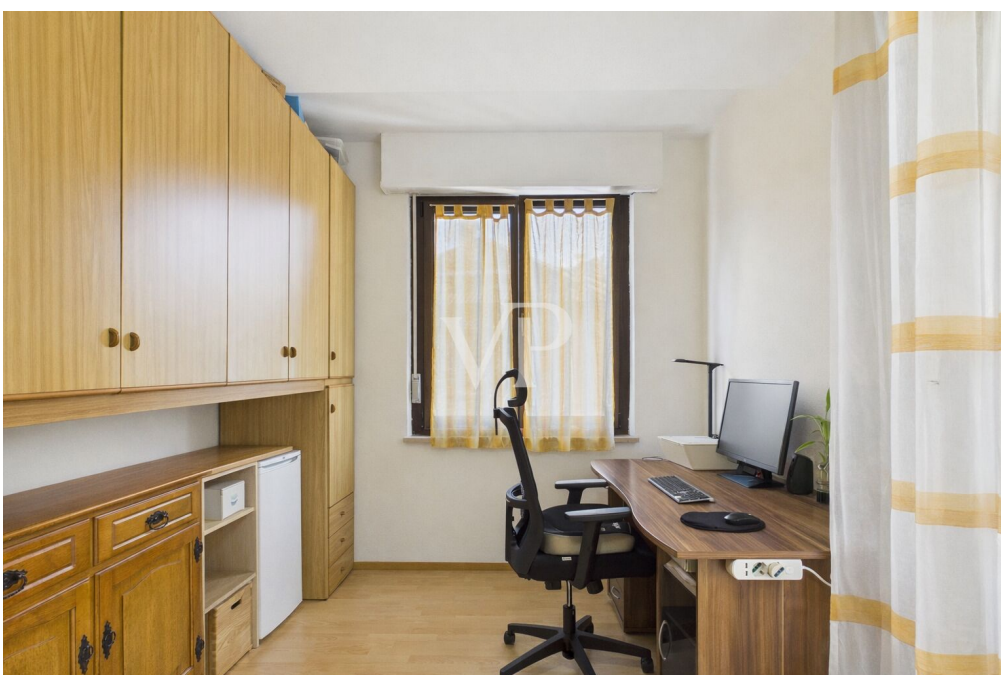
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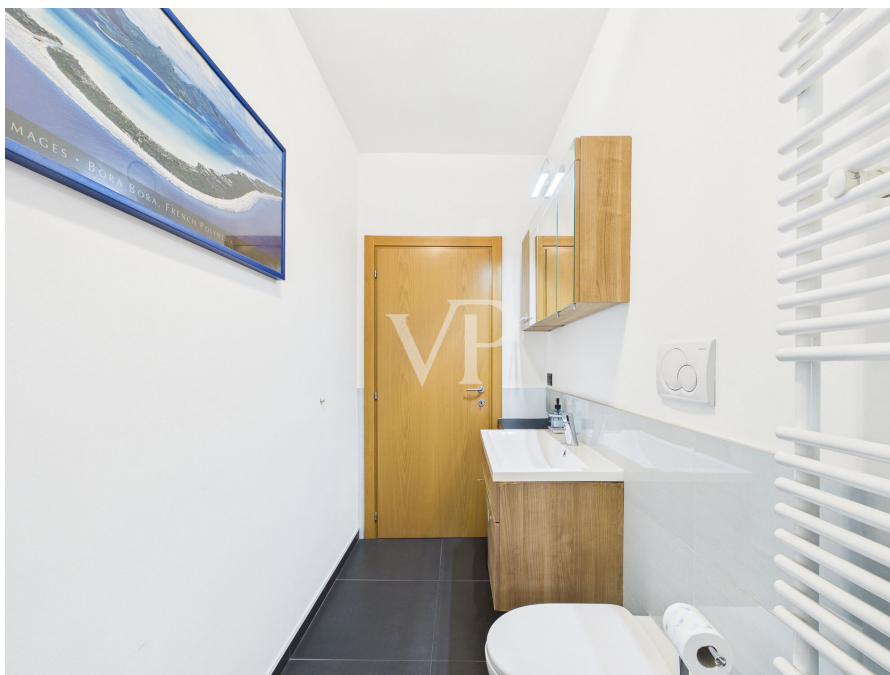
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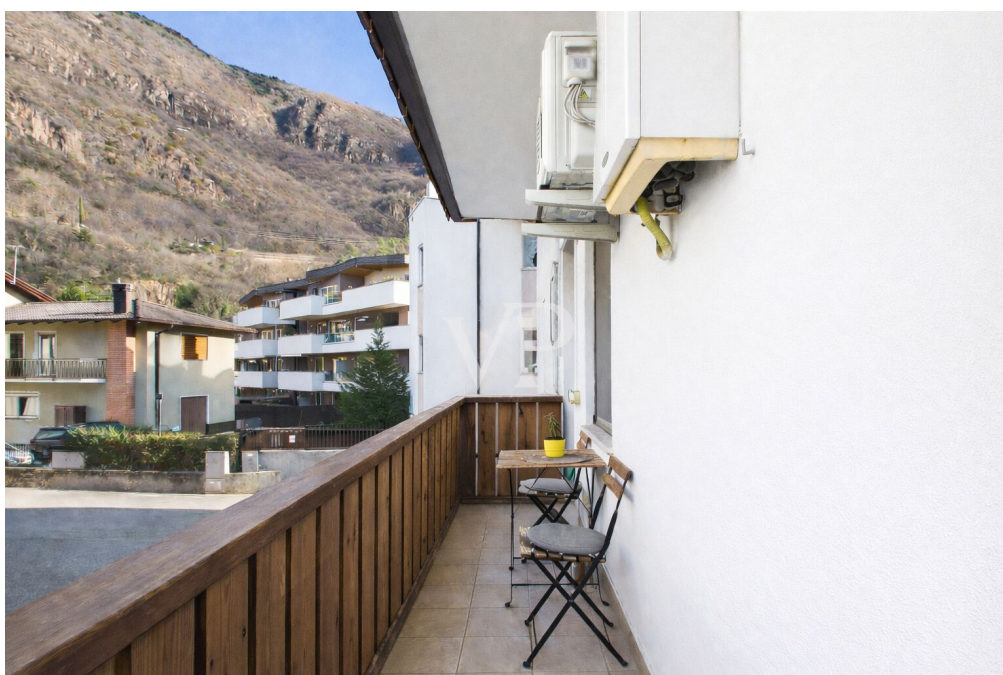
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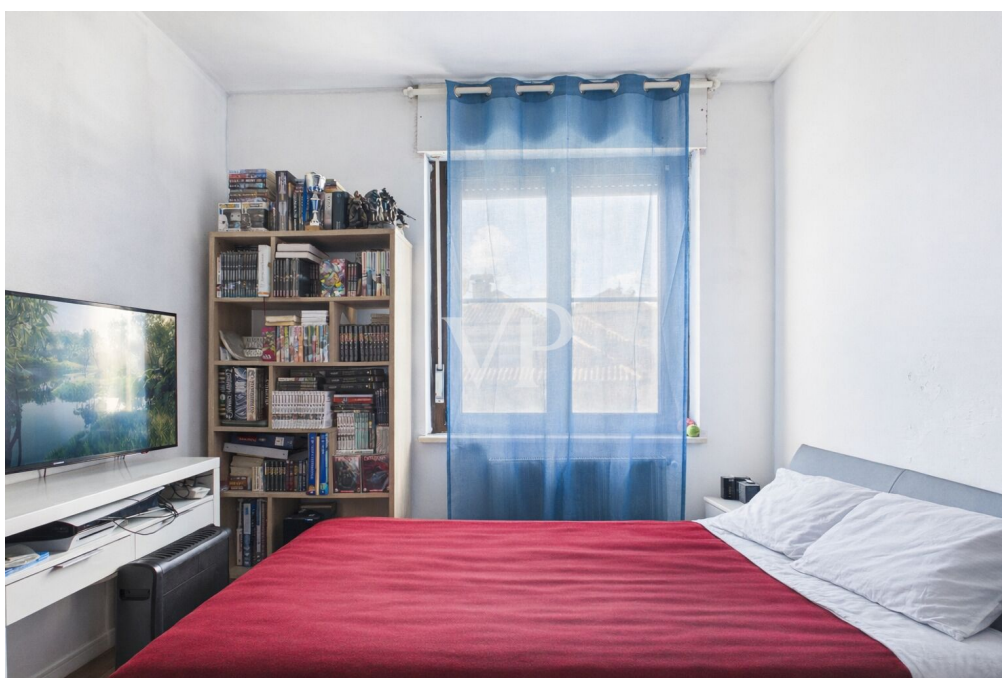
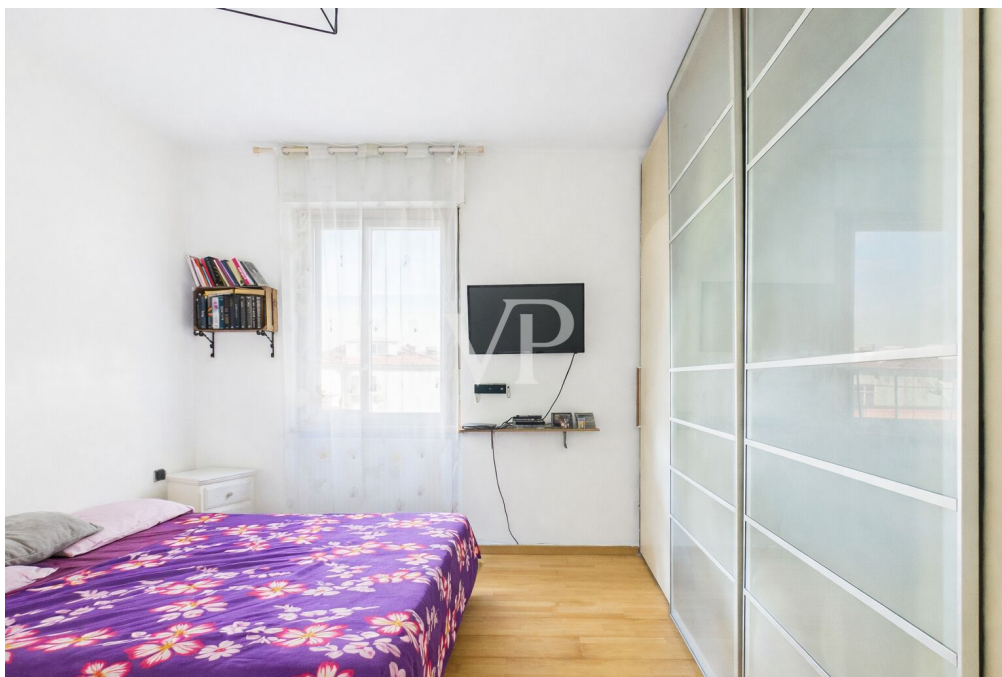
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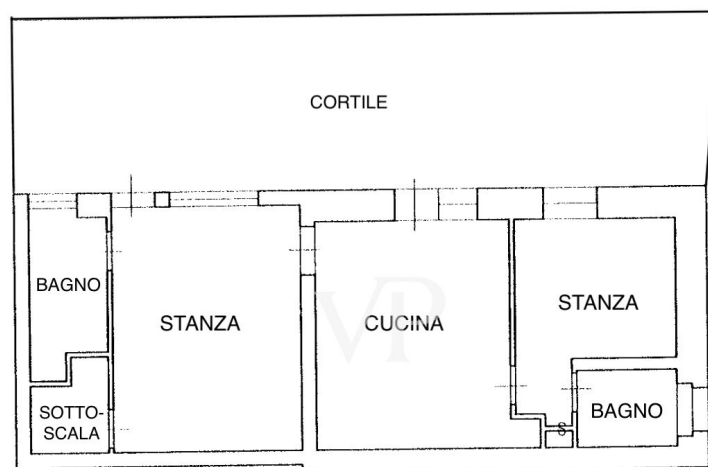
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## The property

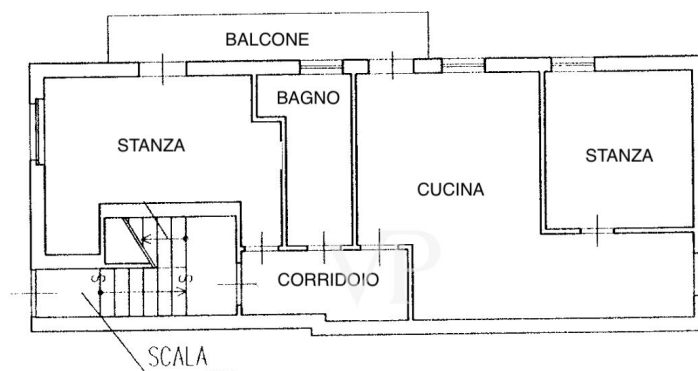


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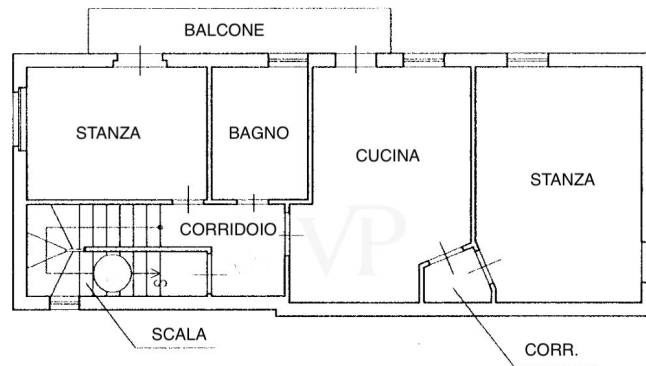
## Floor plans



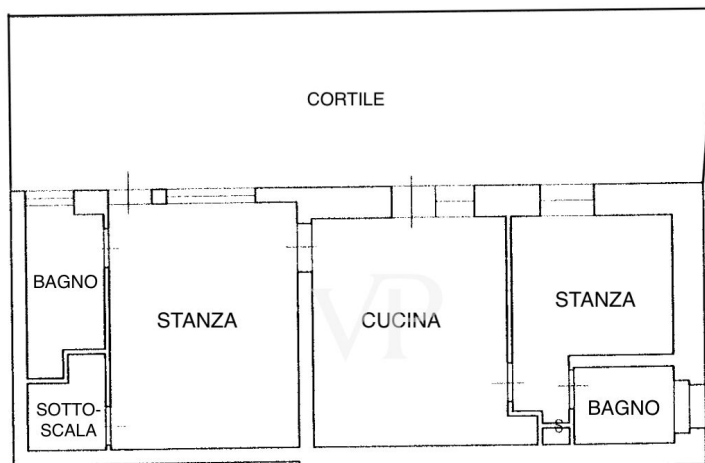
PIANO TERRA  
ERDGESCHOSS



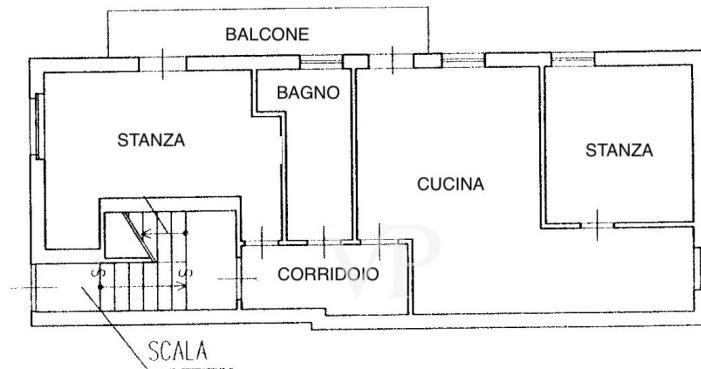
1. PIANO  
1. OBERGESCHOSS



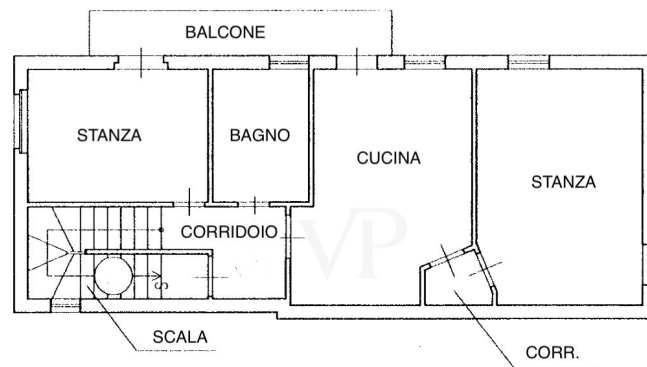
2. PIANO  
2. OBERGESCHOSS



PIANO TERRA  
ERDGESCHOSS



1. PIANO  
1. OBERGESCHOSS



2. PIANO  
2. OBERGESCHOSS

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: IT264153005 - 39055 Laives**

## **A first impression**

**This portion of the house (ground-floor) is located in an internal and quiet area with a totally independent entrance.**

**The property unit is on three levels above ground, offering three separate apartments connected by a common stairwell, providing privacy and autonomy to each household. The first real estate unit is located on the ground floor, and consists of: an entrance hall, a spacious living room, a generous eat-in kitchen, a double bedroom, a service bathroom and a master bathroom. The property is equipped with underfloor heating and air conditioning. The second floor leads to the second unit, consisting of: an entrance hall, a living room/kitchen with balcony and air conditioning, two bedrooms and a master bathroom. The second and last floor houses the third property and consists of: an entrance hall, living room/kitchen with balcony, two bedrooms and a master bathroom. The property enjoys a large private garden where you can spend relaxing moments with your family or friends.**

**Property ID: IT264153005 - 39055 Laives**

## **All about the location**

The property is located in via Peter Rosegger, close to the "Garden Village" in the municipality of Laives - BZ, in an inner and quiet area of the city. The strategic location of this property allows you to arrive in the center of Laives in a few minutes. the connection to public transport is very direct and convenient, thanks to the bus stop located just a few meters from the property.

**Property ID: IT264153005 - 39055 Laives**

## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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

**Tel.: +39 0471 20 90 20**

**E-Mail: [bozen@von-poll.com](mailto:bozen@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

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