

Meran – Südtirol [Trentino-Alto Adige]

## Premium apartment in a prime location

Property ID: IT254151892



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PURCHASE PRICE: 1.970.000 EUR • LIVING SPACE: ca. 202 m<sup>2</sup> • ROOMS: 6

Property ID: IT254151892 - 39012 Meran – Südtirol [Trentino-Alto Adige]

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

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## At a glance

|                      |                                 |
|----------------------|---------------------------------|
| Property ID          | IT254151892                     |
| Living Space         | ca. 202 m²                      |
| Floor                | 2                               |
| Rooms                | 6                               |
| Bedrooms             | 3                               |
| Bathrooms            | 3                               |
| Year of construction | 1897                            |
| Type of parking      | 1 x Garage, 30000<br>EUR (Sale) |

|                |                          |
|----------------|--------------------------|
| Purchase Price | 1.970.000 EUR            |
| Commission     | subject to<br>commission |
| Total Space    | ca. 281 m²               |
| Equipment      | Terrace                  |

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## Energy Data

|                                |            |
|--------------------------------|------------|
| Energy Source                  | Gas        |
| Energy certificate valid until | 04.04.2029 |
| Power Source                   | Gas        |

|                         |                           |
|-------------------------|---------------------------|
| Energy Certificate      | Energy demand certificate |
| Final Energy Demand     | 194.07 kWh/m²a            |
| Energy efficiency class | G                         |

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## A first impression

Here we present a very special property in one of the best locations in Merano. The villa was built in 1897 and the apartment itself was extensively modernized in 2019. The refurbished original parquet floors, the high rooms and elegant doors give the apartment a special flair. The sunny terrace with a view of the greenery and the surrounding mountains invites you to linger and relax. With a generous net living area of approx. 202 m<sup>2</sup> on one level, the apartment has a total of 6 rooms, including 3 spacious bedrooms and an attractive entrance area. The villa is surrounded by a communal courtyard, where the garages are also located. The apartment has its own garage, a private hobby room of approx. 15 m<sup>2</sup>, a deep cellar, a wood store and various communal rooms. An approx. 650 m<sup>2</sup> plot in the park can be purchased on request. The elegant ambience and prime location in Merano make this property a real gem on the real estate market.

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## All about the location

The S. Caterina street in Merano is centrally located yet very quiet, offering privacy and easy access to the city's main facilities and attractions. Nearby are the city center, cultural attractions such as the Kurhaus and the Merano thermal baths, as well as shopping facilities and public transport. The quality of living is very high, with a quiet and well-kept neighborhood, nearby parks and leisure facilities. The street is ideal for families, professionals and senior citizens who appreciate a central yet quiet location.

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## Contact partner

For further information, please contact your contact person:

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