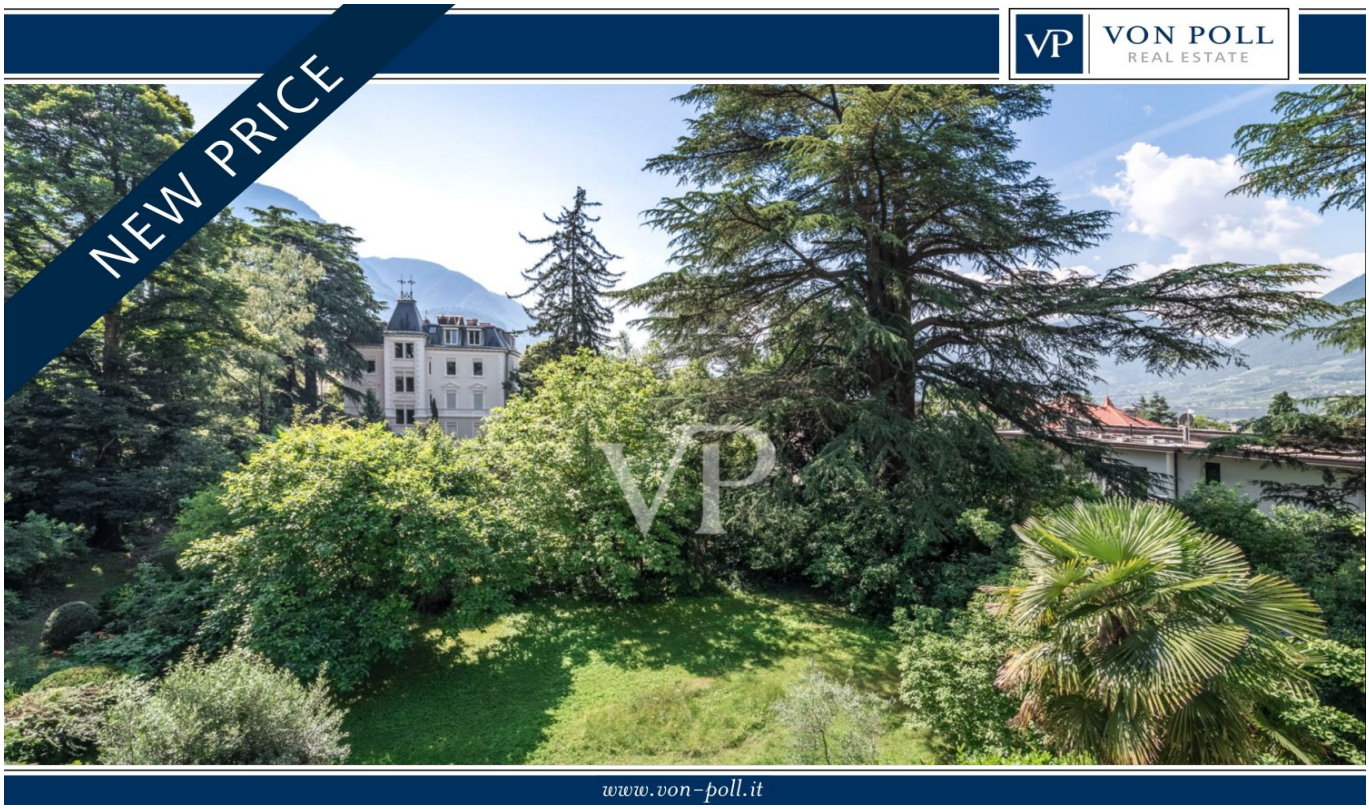
Meran – Südtirol [Trentino-Alto Adige]

Premium apartment in a prime location

Property ID: IT254152224



PURCHASE PRICE: 1.790.000 EUR • **LIVING SPACE:** ca. 202 m^2 • **ROOMS:** 6

Property ID: IT254152224 - 39012 Meran – Südtirol [Trentino-Alto Adige]

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Property ID: IT254152224 - 39012 Meran – Südtirol [Trentino-Alto Adige]

At a glance

Property ID	IT254152224
Living Space	ca. 202 m²
Floor	2
Rooms	6
Bedrooms	3
Bathrooms	3
Year of construction	1897
Type of parking	1 x Garage, 30000 EUR (Sale)

Purchase Price	1.790.000 EUR
Commission	subject to 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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The property

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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 m² 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 m², a deep cellar, a wood store and various communal rooms. An approx. 650 m² 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

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