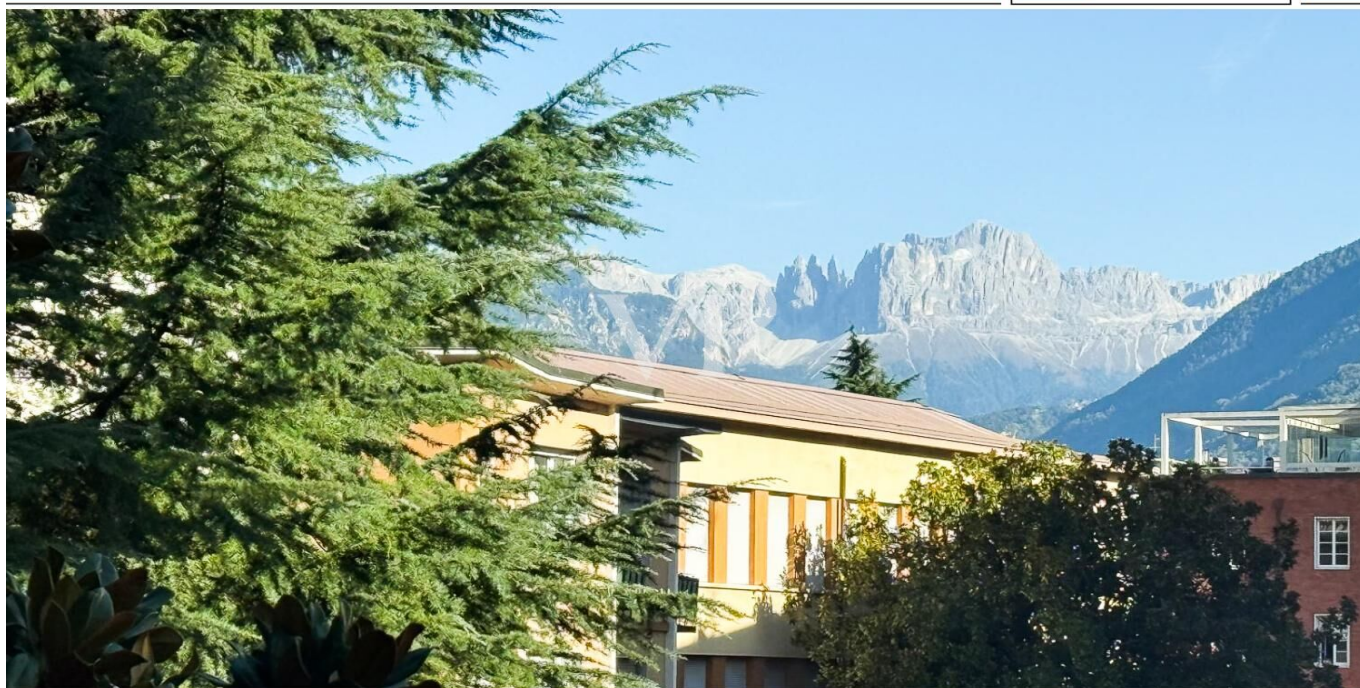


Bolzano

Prestigious top floor with garage and Catinaccio view

Property ID: IT254152491



www.von-poll.it

PURCHASE PRICE: 996.000 EUR • LIVING SPACE: ca. 173 m² • ROOMS: 4

Property ID: IT254152491 - 39100 Bolzano

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Contact partner

Property ID: IT254152491 - 39100 Bolzano

At a glance

Property ID	IT254152491
Living Space	ca. 173 m²
Floor	3
Rooms	4
Bedrooms	3
Bathrooms	3
Year of construction	1932

Purchase Price	996.000 EUR
Commission	Subject to commission
Total Space	ca. 216 m²
Equipment	Fireplace, Balcony

Property ID: IT254152491 - 39100 Bolzano

Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	70.00 kWh/m²a
Energy certificate valid until	05.09.2035	Energy efficiency class	B
Power Source	Gas	Year of construction according to energy certificate	2017

Property ID: IT254152491 - 39100 Bolzano

The property



Property ID: IT254152491 - 39100 Bolzano

The property



Property ID: IT254152491 - 39100 Bolzano

The property



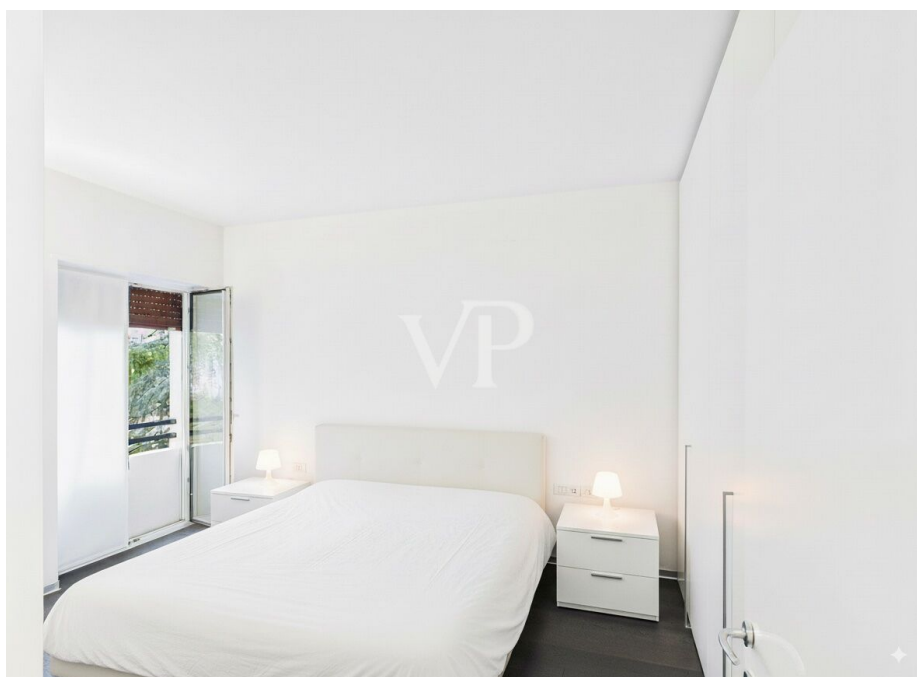
Property ID: IT254152491 - 39100 Bolzano

The property



Property ID: IT254152491 - 39100 Bolzano

The property



Property ID: IT254152491 - 39100 Bolzano

The property



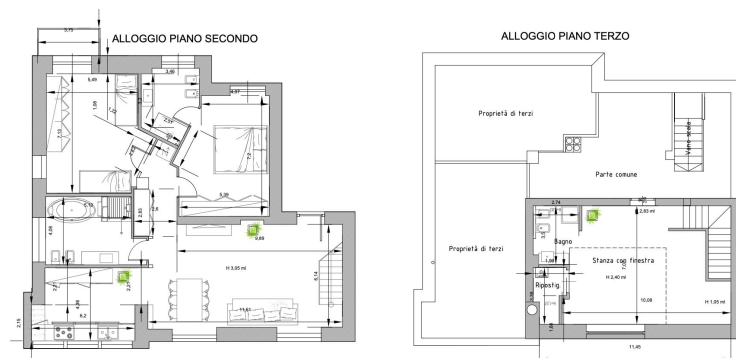
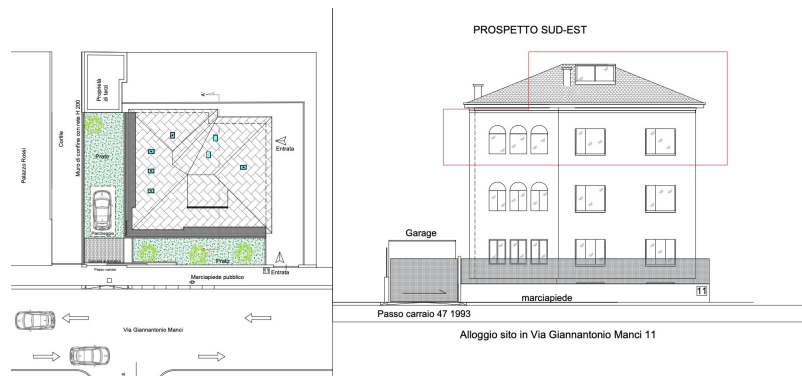
Property ID: IT254152491 - 39100 Bolzano

The property



Property ID: IT254152491 - 39100 Bolzano

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.

Property ID: IT254152491 - 39100 Bolzano

A first impression

Gries - Top floor on two levels in historic building (1932), finely renovated in contemporary style.

Spacious and bright spaces, quiet context surrounded by greenery, a stone's throw from the historic center. Careful finishes, technological comforts and a view of the Catinaccio.

Main features:

- Top floor on two levels, totally renovated.
- Certified wood-burning fireplace
- Floor heating with room-by-room regulation
- Three bedrooms
- Three spacious and finely furnished bathrooms
- Jacuzzi bath and steam cabin with chromotherapy
- Dedicated laundry area
- Private garden of 130 m²
- Private parking spaces with exclusive access
- Partially furnished property

A rare combination of historic elegance and modern amenities, enhanced by generous outdoor spaces and views that complete the living experience.

Property ID: IT254152491 - 39100 Bolzano

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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com