

Eppan – Südtirol [Trentino-Alto Adige]

# Historic residential and commercial building in the center of Eppan

Property ID: IT254152518



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PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 340 m<sup>2</sup> • ROOMS: 13

Property ID: IT254152518 - 39057 Eppan – Südtirol [Trentino-Alto Adige]

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254152518 |
| Living Space         | ca. 340 m²  |
| Rooms                | 13          |
| Bathrooms            | 5           |
| Year of construction | 1639        |

|                |                    |
|----------------|--------------------|
| Purchase Price | On request         |
| Total Space    | ca. 605 m²         |
| Equipment      | Fireplace, Balcony |

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## Energy Data

|                                |            |                         |                           |
|--------------------------------|------------|-------------------------|---------------------------|
| Energy Source                  | Gas        | Energy Certificate      | Energy demand certificate |
| Energy certificate valid until | 02.03.2034 | Final Energy Demand     | 268.00 kWh/m²a            |
| Power Source                   | Gas        | Energy efficiency class | G                         |

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## A first impression

This attractive property is a listed, stately and prestigious residential and commercial building dating back to 1639 with an adjoining smaller residential building (Stöcklhaus) right in the center of St. Michael - Eppan.

The main house has a store on the first floor, a small granny apartment, cellar and storage rooms as well as a deep wine cellar. The charming apartment on the 1st floor is currently occupied by the owner himself, the apartment on the 2nd floor by the daughter of the house. On the top floor there is a convertible attic with a height of approx. 4 m at the lower edge of the ridge. The two-storey "Stöcklhaus", which has two full floors above ground, is accessible via its own courtyard. The lower rooms are currently used for storage, while the small apartment, which was renovated in 2006, is located on the 1st floor.

A central gas heating system provides the living spaces with cozy warmth on cold days, and there are also five renovated and operational tiled stoves. The floors in the individual rooms are made of historic wooden floorboards, some of which are covered with floor coverings for reasons of protection. In the two main apartments on the 1st and 2nd floors, a spacious and attractive corridor of sandstone and terracotta floors divides the respective rooms on the east and west sides of the building.

Regular maintenance work was carried out, for example in 2002 bathrooms were renovated and new ones installed and all drainage pipes and supply pipes were replaced. The "Stöcklhaus" outbuilding was renovated in 2006 and the external staircase was installed in 2009. The façade on the north and east sides was recently repaired and painted, allowing the building to shine in its historical splendor. The store on the ground floor and the small apartment in the "Stöcklhaus" are currently rented out.

A property like this doesn't change hands every day - or even every decade. In fact, it was last sold 136 years ago, in 1889. A rare opportunity that will not come along again so soon.



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## All about the location

This unique historic property is situated in a prime location directly on the market square of St. Michael - Eppan, the lively center of the renowned wine village on the South Tyrolean Wine Road. Surrounded by charming alleyways, historic buildings and a variety of cafés, restaurants and shops, the location offers a perfect combination of urban flair and Mediterranean quality of life.

Thanks to the excellent infrastructure, all important facilities such as banks, schools and public transport are within easy walking distance. The nearby vineyards, cycling and hiking trails as well as the idyllic landscape of the South Tyrolean Wine Road invite you to enjoy relaxing excursions into nature. In addition, the provincial capital of Bolzano is only a few minutes' drive away, which ensures optimal connections to the regional and international transport network.

This property combines historical elegance with an unbeatable location - ideal for lovers of special living and for all those who want to enjoy the vibrant life in the heart of St. Michael - Eppan.

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## Contact partner

For further information, please contact your contact person:

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