

Perca / Percha – Südtirol [Trentino-Alto Adige]

Kronplatz: Freshly renovated and furnished apartment in the beautiful Pustertal Valley. "Conventional"

Objektnummer: IT23494123_1

NEW PRICE



www.von-poll.it

KAUFPREIS: 360.000 EUR • WOHNFLÄCHE: ca. 43,78 m² • ZIMMER: 2

Objektnummer: IT23494123_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

- Auf einen Blick
- Die Immobilie
- Auf einen Blick: Energiedaten
- Grundrisse
- Ein erster Eindruck
- Ausstattung und Details
- Alles zum Standort
- Ansprechpartner

Objektnummer: IT23494123_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

Auf einen Blick

Objektnummer	IT23494123_1
Wohnfläche	ca. 43,78 m²
Bezugsfrei ab	nach Vereinbarung
Etage	1
Zimmer	2
Schlafzimmer	1
Badezimmer	1
Baujahr	1976

Kaufpreis	360.000 EUR
Wohnung	Etagenwohnung
Provision	Subject to commission
Gesamtfläche	ca. 75 m²
Nutzfläche	ca. 63 m²
Ausstattung	Terrasse

Objektnummer: IT23494123_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

Auf einen Blick: Energiedaten

Heizungsart	Fußbodenheizung	Energieausweis	BEDARF
Energieausweis gültig bis	19.09.2025	Endenergiebedarf	78.10 kWh/m²a
		Energie- Effizienzklasse	D

Objektnummer: IT23494123_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT23494123_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT23494123_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

Die Immobilie



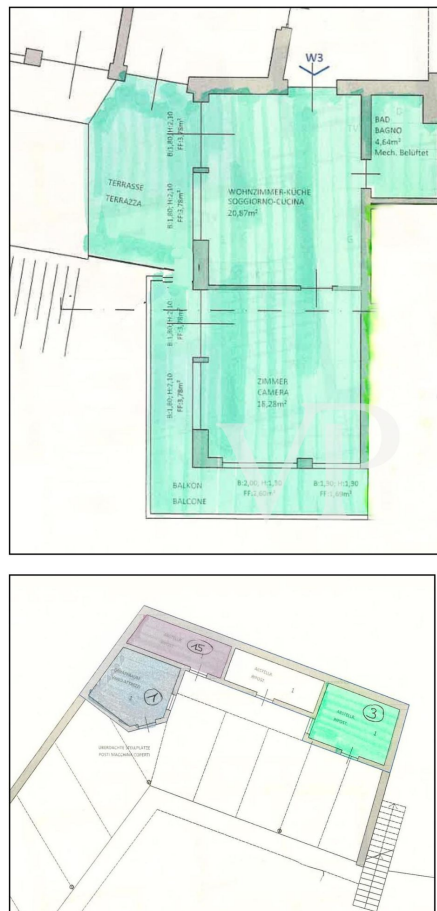
Objektnummer: IT23494123_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT23494123_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

Grundrisse



Dieser Grundriss ist nicht maßstabsgetreu. Die Unterlagen wurden uns vom Auftraggeber zur Verfügung gestellt. Aus diesem Grund können wir nicht für die Richtigkeit der Angaben garantieren.

Objektnummer: IT23494123_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

Ein erster Eindruck

Percha - freshly renovated and furnished accommodation units with shared wellness area and parking spaces. Experience the Kronplatz up close. The property, located in the immediate vicinity of the valley station to the Kronplatz, consists of renovated residential units with complete equipment including kitchenettes. The object has a wellness area, a top view and several covered parking spaces. Reservations are accepted immediately. Arrange a viewing appointment right away.

Objektnummer: IT23494123_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

Ausstattung und Details

2-room apartment on the ground floor with balcony: net 43.78 m2// gross 63.35 m2 //

Sales area: 75.77 m2 (bedroom, bathroom, living and dining room, balcony, cellar)

Proximity and view of the Kronplatz & 3 Zinnen Dolomites ski areas

Freshly renovated & fully equipped

Quiet, sunny location

Optimal orientation on the southern slope

(sunrise and sunset)

Surrounded by nature (hiking, biking, climbing, skiing etc.)

Beautiful surroundings in a mountain landscape with good connections to the Kronplatz

high plateau

Restaurants, culture, shopping facilities, wellness

Popular vacation and residential resort in the Pustertal Valley

Objektnummer: IT23494123_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

Alles zum Standort

Earth pyramids, Oberwielenbacher "Talile", nature park Rieserferner-Ahrn, the stay in Percha is determined by nature. An impressive 2,200 meters of altitude difference would be if you were to visit the entire municipal area in Percha. It stretches from the green floodplains of the Rienz River to the peaks of the mighty Rieserferner Group. In between, the hamlets of Aschbach, Litschbach and Wielenberg spread out on the slopes, plus in the valley basin, along the Puster road, Nasen and the main village of Percha Dorf. Below and above them, characteristically, are Unterwielenbach and Oberwielenbach in the valley of the same name. A little further up is Platten, known for its beautiful hiking trails and its earth pyramids. They tell a story that goes back thousands of years, with their earth pillars of loamy sand and the capstone above that seems as if the next storm could carry it away. Due to erosion, the earth pyramids are subject to constant change, a glimpse of which can be seen from the viewing platform, a 45-minute trip from Platten. Popular hiking destinations on the mountain also include the Oberwielenbach Valley in the Rieserferner-Ahrn Nature Park, the Rammelstein and the Hochnall as well as the Gönneralm, one of the most popular alpine pastures in South Tyrol, which can be combined with a visit to the earth pyramids. In the valley, on the other hand, the Pusterbike bike path winds past Percha towards Valdaora and Dobbiaco, while in the other direction you can reach Dietenheim on foot or by bus, where the well-known South Tyrolean Museum of Folklore is located. In winter, the Ried gondola in Percha is one of the four places between Val Pusteria and Val Badia from which Plan de Corones is easily accessible. Up there, on Bruneck's local mountain, about 120 km of perfect slopes await skiers and snowboarders. Another winter adventure is offered by the toboggan run Lercheralm near the earth pyramids. In Percha you always come back to this natural phenomenon.

Objektnummer: IT23494123_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Christian Weissensteiner

Drususallee 265/Viale Druso 265 Bozen / Bolzano

E-Mail: bozen@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com