

Perca / Percha – Perca

Kronplatz up close. Fully furnished three-room apartment right next to the ski area. "Conventional"

Objektnummer: IT23494123_8

NEW PRICE



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KAUFPREIS: 470.000 EUR • WOHNFLÄCHE: ca. 78,63 m² • ZIMMER: 4

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

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Auf einen Blick

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Wohnfläche	ca. 78,63 m²
Bezugsfrei ab	nach Vereinbarung
Etage	1
Zimmer	4
Schlafzimmer	3
Badezimmer	2
Baujahr	1976

Kaufpreis	470.000 EUR
Wohnung	Etagenwohnung
Provision	commissionable
Gesamtfläche	ca. 125 m²
Nutzfläche	ca. 114 m²
Ausstattung	Balkon

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Auf einen Blick: Energiedaten

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

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Die Immobilie



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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.

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Ein erster Eindruck

Percha - Experience the Kronplatz up close. The property, located in the immediate vicinity of the valley station to Kronplatz, has been completely renovated. The individual apartments have all been freshly renovated and are fully equipped, including kitchenettes. The property has a direct view of the Kronplatz and several covered parking spaces. Each apartment has its own cellar.

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Ausstattung und Details

Key data:

3 room apartment on the ground floor with balcony: net 78,63 // gross 114,44 m2 // sales area 125,29 m2 (children's room, master bedroom, bathroom, living and dining room, hallway, balcony, cellar, SPA)

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

Newly renovated & fully equipped

Quiet sunny position

Optimal orientation on the south slope

(sunrise and sunset)

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

Beautiful surroundings in mountain landscape with good connection to the high plateau Kronplatz

Restaurants, culture, shopping, wellness

Popular vacation and residential resort in the Pustertal valley

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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.

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Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Christian Weissensteiner

Drususallee 265/Viale Druso 265 Bozen / Bolzano

E-Mail: bozen@von-poll.com

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