

Auer – Südtirol [Trentino-Alto Adige]

## Stately living in a unique 19th century villa

Objektnummer: IT244151259



[www.von-poll.it](http://www.von-poll.it)

WOHNFLÄCHE: ca. 130 m<sup>2</sup> • ZIMMER: 3

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## Auf einen Blick

|               |                   |
|---------------|-------------------|
| Objektnummer  | IT244151259       |
| Wohnfläche    | ca. 130 m²        |
| Bezugsfrei ab | nach Vereinbarung |
| Etage         | 1                 |
| Zimmer        | 3                 |
| Badezimmer    | 2                 |
| Baujahr       | 1864              |
| Stellplatz    | 1 x Tiefgarage    |

|              |                  |
|--------------|------------------|
| Wohnung      | Etagenwohnung    |
| Gesamtfläche | ca. 200 m²       |
| Nutzfläche   | ca. 0 m²         |
| Ausstattung  | Terrasse, Balkon |

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## Auf einen Blick: Energiedaten

|                            |                        |
|----------------------------|------------------------|
| Wesentlicher Energieträger | Luft/Wasser-Wärmepumpe |
| Energieausweis gültig bis  | 09.10.2033             |
| Befuerung                  | Gas                    |

|                         |               |
|-------------------------|---------------|
| Energieausweis          | BEDARF        |
| Endenergiebedarf        | 73.00 kWh/m²a |
| Energie-Effizienzklasse | D             |



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## Die Immobilie





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## Ein erster Eindruck

Breathing new life into a listed building not only requires a great deal of understanding for the history of the building and a special sensitivity for the redesign, it also requires the courage and inspiration for new ideas and impulses. This stately home, located in the picturesque municipality of Auer, presents itself as an exceptional property that more than meets today's living requirements. The listed "Villa Auerheim" was originally built in 1864 and was recently extensively renovated over two years together with the architect Zeno Bampi from Egna, harmonizing the contemporary architecture with modern construction technology. The barrier-free property offers a generous net living area of approx. 130 m<sup>2</sup>, which has been carefully designed to ensure maximum comfort and quality of life. An elegant entrance area leads into the apartment, past the practical daytime WC and directly into the impressive living room of approx. 60 m<sup>2</sup> and additional eat-in kitchen of approx. 32 m<sup>2</sup> with the characteristic Tyrolean bay window. The living rooms are generously proportioned and offer plenty of space to feel at home, while a fireplace connection offers the additional option of equipping the room with a wood-burning stove. From here you can access the large east-facing terrace with views of the park and the surrounding mountains. The sleeping area is equipped with a walk-in dressing room and an attractive bathroom. A useful utility room rounds off the space on offer. The bright, high-ceilinged rooms and attractive window elements contribute significantly to the feel-good ambience. Many historic elements, such as the wooden floor in the living room, terrazzo flooring in the staircase and entrance area and the elegant double doors have been professionally renovated and now appear in new splendor, while the historic ceiling painting gives the living space an additional special flair. This apartment represents a rare opportunity to become a part of Auer's history, wrapped in the highest levels of comfort and stylish living. Ideal for buyers looking for a blend of tradition and modernity, this property offers a unique chance to invest in a property with character, quality and future potential. A spacious vaulted cellar and an underground parking space are included as accessories with the apartment, the property is not subject to any social ties and is therefore also ideal as a vacation property.

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## Alles zum Standort

Ora, a charming municipality in the south of South Tyrol, has around 3,700 inhabitants. Nestled in a charming landscape of rolling hills and extensive vineyards, the village offers a relaxed atmosphere and a high quality of life. The distance to South Tyrol's capital Bolzano is only around 17 kilometers. This short distance leads through picturesque surroundings and makes Ora an attractive place to live for commuters and nature lovers alike. The popular Lake Kaltern is just a stone's throw away and Lake Garda can also be reached by car in around 1 - 1.5 hours. Leisure activities are very important here, whether cycling or hiking in the valley or on mountain trails, and various ski areas are just a short distance away. Despite its proximity to the town, Auer retains its rural character and offers its residents a peaceful and natural environment. With good transport links and a friendly village community, Ora is an ideal place to find a balance between working life and relaxation.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

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