

Gallio

# Cool apartment 3 bedrooms on two levels New in class A+ green building

Objektnummer: IT233551037



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

KAUFPREIS: 330.000 EUR • WOHNFLÄCHE: ca. 95 m<sup>2</sup> • ZIMMER: 4

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## Auf einen Blick

Objektnummer	IT233551037	Kaufpreis	330.000 EUR
Wohnfläche	ca. 95 m <sup>2</sup>	Sonstige	
Bezugsfrei ab	nach Vereinbarung	Gesamtfläche	ca. 104 m <sup>2</sup>
Zimmer	4	Nutzfläche	ca. 0 m <sup>2</sup>
Baujahr	2022		
Stellplatz	1 x Garage		

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# Auf einen Blick: Energiedaten

Energieinformationen BEDARF



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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

Apartment within a newly built residence built in Green Building and consisting of a total of 13 units arranged in two separate buildings, with shared garage area. In the heart of the Asiago Plateau, in the center of Gallio, a few steps from the main services but at the same time convenient to the ski slopes of Campomulo and Melette, and to the summer excursions of the many trails and paths appreciated by lovers of trekking, MtB or outdoor walks. The quiet residential setting is ideal for a family or for those who want the opportunity to have a comfortable and rational space to enjoy on weekends and vacations. The apartment located on the first floor consists of an open-plan living area, with an open kitchen and generously sized table space. At the same level, separated by an anti-room where the boiler and space for washing machine are located, double bedroom with small balcony and windowed bathroom with shower. From the living area, equipped with a panoramic balcony, you go up to the attic upper floor, consisting of 2 double bedrooms, one of which is particularly large thanks to the attic space, and a bathroom with shower. In the common basement, single garage and a practical private cellar room ideal place to store skis and sports equipment.

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## Ausstattung und Details

The apartment is offered fully furnished as visible in the pictures, with tiled stove placed in the center of the living area.

- Private basement;
- Common area garage door and automated private garage entrance.

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## Alles zum Standort

The Asiago Plateau represents one of the mountain resorts valued for its unique and stupendous scenery, where most of the land consists of pastures and forests and the air knows no pollution. The territory offers numerous activities both in the winter and summer months, suitable for all age groups, which together with a sparkling life of the town of Asiago certainly make it a unique place among the high altitude resorts: relaxation, trekking, walks and excursions on foot or by mountain bike, in the summer period among the forts and the memory places of the Great War, or white weeks on the snow, between cross-country skiing, downhill skiing and snowshoeing, are just some examples of what the territory offers. The Asiago Golf Club considered one of the most beautiful mountain courses in Europe, with its 18 holes immersed in a unique landscape represents an additional source of attraction for an elite tourism in continuous expansion both nationally and internationally. Finally, the Cimbre traditions of the area make the most of what nature has to offer, with the possibility of tasting excellent and seasonal menus that distinguish the Alpe's identity food and wine proposal. Finally, accessibility to the Plateau is made usable by the convenient A31 highway with its final exit right on the slopes of the wide and comfortable provincial road that climbs leading to Asiago and Gallio.

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## Weitere Informationen

Other types of different sizes are also available, with a choice of finishes within high-quality specifications.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

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