

Egna – Südtirol [Trentino-Alto Adige]

Elegant and modern terraced villa surrounded by greenery.

Objektnummer: IT23415891



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WOHNFLÄCHE: ca. 102,5 m² • ZIMMER: 3

Objektnummer: IT23415891 - 39044 Egna – Südtirol [Trentino-Alto Adige]

- 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. 102,5 m ²
Bezugsfrei ab	nach Vereinbarung
Zimmer	3
Schlafzimmer	2
Badezimmer	2
Baujahr	2023

Haustyp	Reihenhaus
Provision	Subject to commission
Gesamtfläche	ca. 221 m ²
Nutzfläche	ca. 0 m ²
Ausstattung	Terrasse

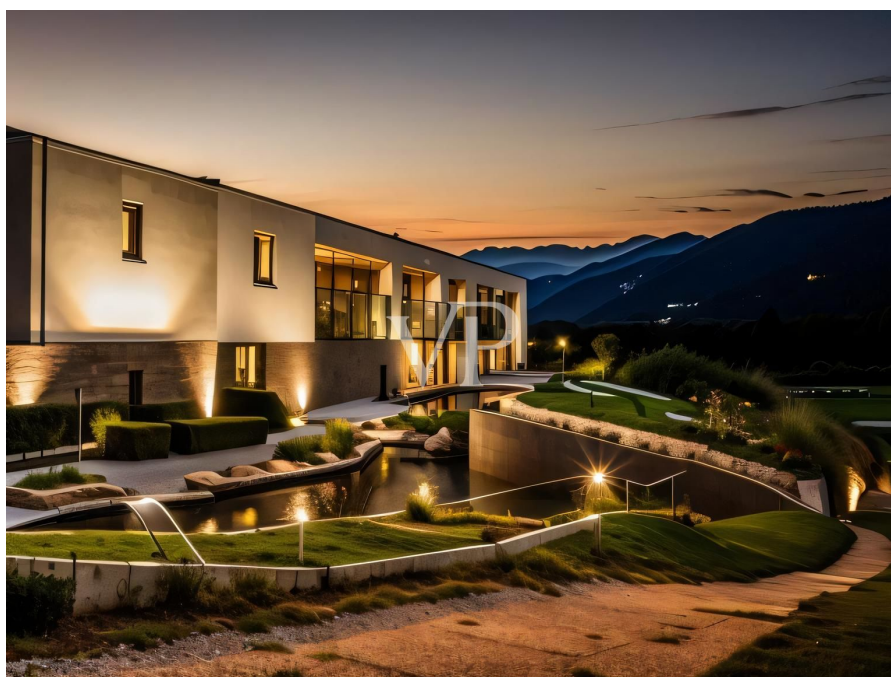
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Auf einen Blick: Energiedaten

Heizungsart	Fußbodenheizung	Energieausweis	Bedarfsausweis
Wesentlicher Energieträger	Luft/Wasser-Wärmepumpe	Endenergiebedarf	20.00 kWh/m²a
Energieausweis gültig bis	01.12.2033	Energie-Effizienzklasse	A
Befuerung	Luft/Wasser-Wärmepumpe		

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Die Immobilie



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Die Immobilie



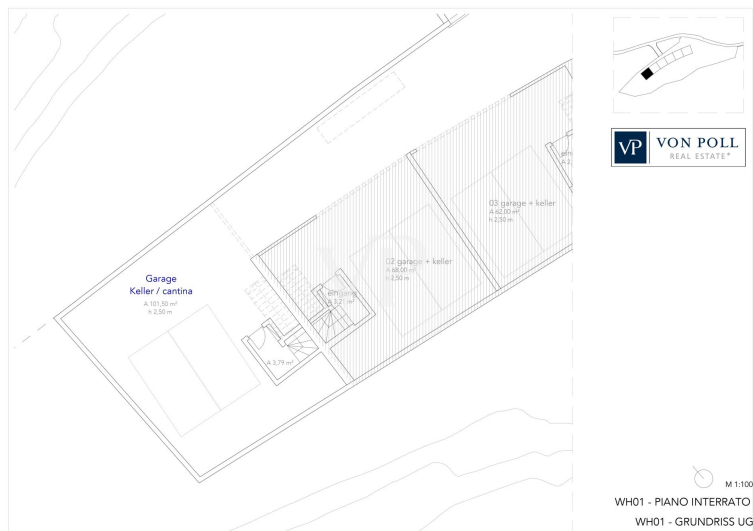
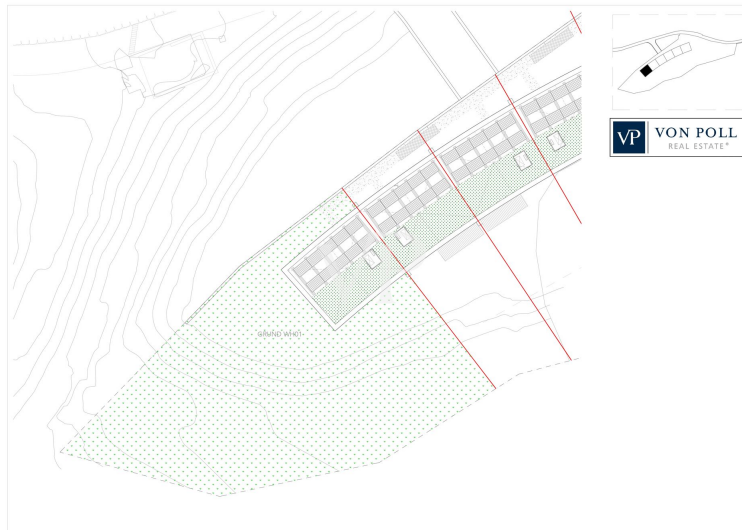
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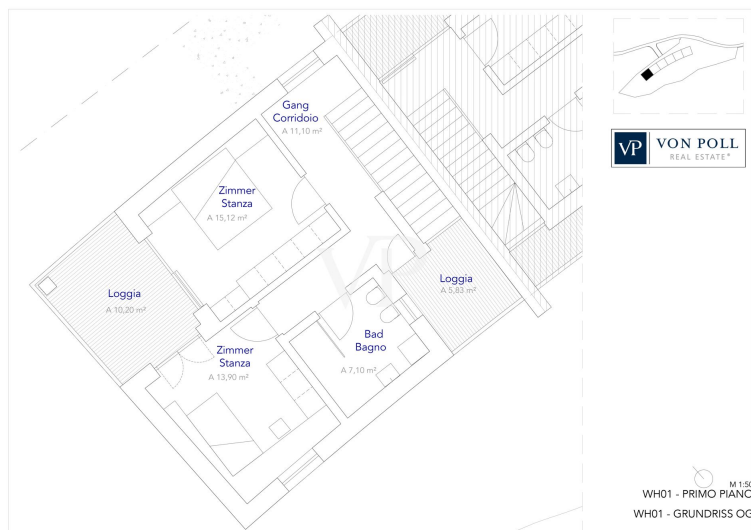
Die Immobilie

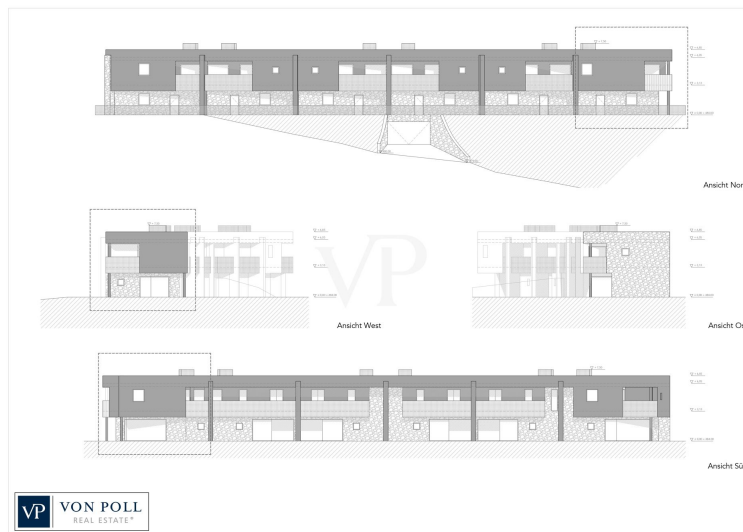


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Grundrisse







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

This prestigious terraced villa will be built to the highest Climate House "A" standard, meaning it will also be energy efficient. The property offers great privacy given its setting overlooking the vineyards. The downstairs entrance gives direct access to the living and dining area with garden, which has excellent natural lighting thanks to its large sliding windows and exposures. The cosy garden of approx. 357 sqm. with its lawn gives the possibility to create a relaxing and pleasant environment to spend free time with family or friends. A bathroom and a hall complete the ground floor. The upper floor, reached by an internal staircase, is the sleeping area. It is composed of two double bedrooms, both with access to a 10 sq.m. loggia with panoramic views, a corridor, a windowed bathroom-wc and an additional 5.80 sq.m. loggia. To create a special atmosphere of well-being in all rooms, the property is equipped with an independent underfloor heating and cooling system, managed by a convenient individual room temperature control. The system is powered by a heat pump and solar panels that are located on the roof of the building. An additional internal staircase provides easy access to the basement and garage. The garage measures approximately 101.50 sqm and is included in the price. The quality of the materials used is of a very high standard. If desired, it would be possible to install a swimming pool (extra charge to be agreed). Construction year 2023. Handover March/April 2024.

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Ausstattung und Details

Underfloor heating and cooling
Autonomous with heat pump
Solar panels
Preparation for alarm system
Automated gates
Forced air recycling
Triple-glazed aluminum/wood windows

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Alles zum Standort

The facility is located in Pinzano, a hamlet of Montagna (Eгна) BZ. This fantastic village lies submerged in vineyards, above the valley of South Tyrol, and besides offering a magnificent panoramic view of the Bassa Atesina all the way to Merano, it is the place where the delicious and precious Blauburgunder is grown. In the center of the village is the famous St. Stephen's Church, built around 1490. In addition, the area is well served by public transportation, various businesses, etc...

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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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