

Marling – Südtirol [Trentino-Alto Adige]

Modern apartment with large terrace and panoramic views

Objektnummer: IT244151334



www.von-poll.it

KAUFPREIS: 260.000 EUR • WOHNFLÄCHE: ca. 41 m² • ZIMMER: 2

Objektnummer: IT244151334 - 39020 Marling – Südtirol [Trentino-Alto Adige]

- Auf einen Blick
- Die Immobilie
- Auf einen Blick: Energiedaten
- Ein erster Eindruck
- Alles zum Standort
- Ansprechpartner

Objektnummer: IT244151334 - 39020 Marling – Südtirol [Trentino-Alto Adige]

Auf einen Blick

Objektnummer	IT244151334
Wohnfläche	ca. 41 m²
Bezugsfrei ab	nach Vereinbarung
Etage	3
Zimmer	2
Schlafzimmer	1
Badezimmer	1
Baujahr	2018
Stellplatz	1 x Garage, 28000 EUR (Verkauf)

Kaufpreis	260.000 EUR
Wohnungstyp	Etagenwohnung
Gesamtfläche	ca. 64 m²
Nutzfläche	ca. 0 m²
Ausstattung	Terrasse

Objektnummer: IT244151334 - 39020 Marling – Südtirol [Trentino-Alto Adige]

Auf einen Blick: Energiedaten

Heizungsart	Fußbodenheizung	Energieausweis	Bedarfsausweis
Wesentlicher Energieträger	Pellet	Endenergiebedarf	25.00 kWh/m²a
Energieausweis gültig bis	14.05.2028	Energie-Effizienzklasse	A
Befuerung	Pelletheizung		

Objektnummer: IT244151334 - 39020 Marling – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT244151334 - 39020 Marling – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT244151334 - 39020 Marling – Südtirol [Trentino-Alto Adige]

Die Immobilie



Objektnummer: IT244151334 - 39020 Marling – Südtirol [Trentino-Alto Adige]

Ein erster Eindruck

Today we present you a beautiful, modern apartment with far-reaching views. The bright and well laid out two-room apartment has a practical entrance area, a bedroom, a bathroom with window and a cozy eat-in kitchen. A special highlight of the apartment is the inviting terrace, which offers you a variety of uses - be it for relaxing after a long day or for cozy get-togethers with guests. The terrace is fully covered and can be used all year round. Enjoy the first rays of sunshine and the fantastic view of Merano and the surrounding mountains. High energy efficiency, a great location and a very pleasant living ambience await you in the popular Dorfanger residential zone in Marling. A spacious cellar and a garage, which can be purchased separately, round off the attractive overall package.

Objektnummer: IT244151334 - 39020 Marling – Südtirol [Trentino-Alto Adige]

Alles zum Standort

Marling, a picturesque municipality in South Tyrol, just a few kilometers west of the spa town of Merano. With a population of around 2,700 inhabitants, Marling offers a harmonious blend of traditional South Tyrolean culture and modern quality of life. The municipality stretches over an altitude of around 363 meters above sea level and is known for its impressive vineyards and orchards. The location of Marling offers breathtaking views of the surrounding mountains and valleys. Hiking and cycling trails criss-cross the region and offer numerous opportunities for outdoor leisure activities. The Marlinger Waalweg, a historic irrigation canal that meanders through the vineyards and offers hikers an idyllic route, is particularly popular. The proximity to Merano also expands the cultural and culinary offerings for residents and visitors to Marlengo/Marling. This combination of natural surroundings and urban connections makes Marling an attractive place to live and vacation in South Tyrol.

Objektnummer: IT244151334 - 39020 Marling – 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