

Bolzano – Südtirol [Trentino-Alto Adige]

# Charming apartment with garden in Via delle Fucine

Property ID: IT244151392



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PURCHASE PRICE: 560.000 EUR • LIVING SPACE: ca. 66,5 m<sup>2</sup> • ROOMS: 3

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## At a glance

Property ID	IT244151392	Purchase Price	560.000 EUR
Living Space	ca. 66,5 m <sup>2</sup>	Commission	subject to commission
Rooms	3	Total Space	ca. 103 m <sup>2</sup>
Bedrooms	2	Equipment	Terrace
Bathrooms	1		
Year of construction	2000		

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## Energy Data

Power Source	Gas	Energy Certificate	Energy demand certificate
		Energy efficiency class	F

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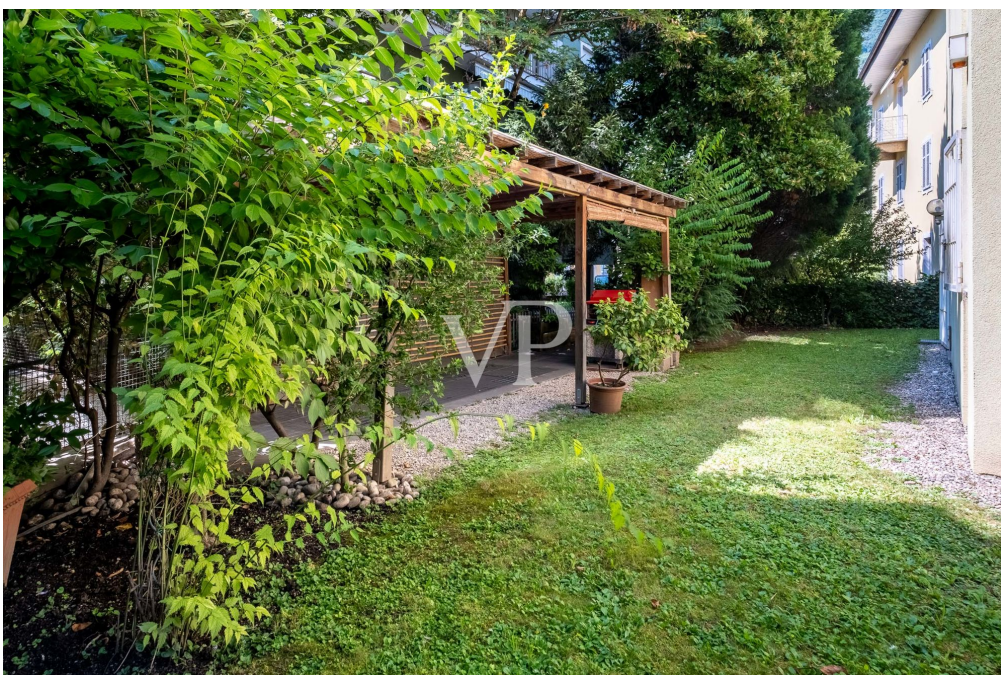
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## A first impression

In the quiet and prestigious Via delle Fucine in Bolzano we offer for sale a three-room apartment with a spacious garden. The property is inserted in a small and well-kept condominium, built in the 2000s. It is presented to date in a very good state of use and with some small improvements can become a real gem. Its interior layout has been cleverly designed to offer the best living solution. Upon entering you are greeted by a cozy living room, with a refined style. The presence of large windows, overlooking the green garden, gives a sense of peace and serenity. In fact, from here, you enter the generously sized garden, which surrounds the apartment on three sides. This space is undoubtedly the real jewel in the crown of this property, offering the possibility of creating memorable moments with family or friends, simply remaining in their own backyard, in the city center. Returning to the rest of the rooms, the property enjoys a separate kitchen, ideal for those who like to cook and have separate rooms. There are two bedrooms and both are spacious, measuring 13.5sqm and 14.8sqm respectively. A windowed bathroom with bathtub completes the property. In the basement there is a large garage with adjoining cellar of a total of 37 sqm, which can be purchased for Euro 50,000, and another cellar of 11 sqm. This property represents the ideal investment for our esteemed clientele, who are looking for tranquility, prestige and a green space to live in the center of Bolzano.

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## All about the location

Living in the heart of Gries means not only exclusivity but also practicality. In fact, here you can find all services, just as when before 1925 Gries was a municipality unto itself. Banks, pharmacies, bars and restaurants, schools of various kinds, bus stops, stores, and supermarkets is what awaits you once you arrive at Gries Square. The famous Muri-Gries wine cellar with its Benedictine Abbey is its undisputed mistress. A few meters away is a fine Tennis club, and the Guncina promenades can also be reached within a few meters. Bolzano Hospital can be reached in 1.8km, and the historic center in 1.6km. The airport, increasingly served by international flights, can be reached in 5km.

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## Contact partner

For further information, please contact your contact person:

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