

Bolzano – Südtirol [Trentino-Alto Adige]

# Perfect living solution with garden in sought-after context

Property ID: IT244151436



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**PURCHASE PRICE: 1.650.000 EUR • LIVING SPACE: ca. 168,59 m<sup>2</sup> • ROOMS: 5**

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## At a glance

Property ID	IT244151436	Purchase Price	1.650.000 EUR
Living Space	ca. 168,59 m <sup>2</sup>	Commission	subject to commission
Rooms	5	Total Space	ca. 210 m <sup>2</sup>
Bedrooms	3		
Bathrooms	4		

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## Energy Data

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



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## A first impression

This property represents the ideal investment because it enjoys a rare versatility and can be purchased by people with a variety of housing needs. In fact, in addition to the excellent location in the heart of Gries in Bolzano, it has an internal conformation that makes it attractive for large families, for people who very often have guests or have daily servants/assistance and finally for those who wish to live in the property while simultaneously renting a part of it. All this is possible because the property is divided into two separate and adjacent units: a master unit with a majestic living room with large windows and overlooking the beautiful garden, a master bedroom with en-suite bathroom, a single bedroom, a service bathroom; the other, equally impactful but smaller, consisting of a beautiful living room with a window overlooking the garden, service bathroom, a master bedroom with en-suite bathroom. Both units enjoy unobstructed views and a wonderful garden excellently exposed and all for living. The property was completely renovated in 2022/2023 and is in an excellent state of preservation to date. The property is completed with a double garage with mezzanine and an additional single garage.

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## All about the location

Via Penegal, in Bolzano's Gries neighborhood, is certainly one of the most sought-after streets in the Bolzano real estate market. Its tranquility and unobstructed views of greenery and mountains make one think of being on vacation. A few hundred meters away is the Gries Square with all major services, such as banks, pharmacies, supermarkets and bus stops. The area is also excellently served in terms of schools. The historic center is only 1.3 km away and can be reached comfortably by bicycle, thanks to the presence of bicycle paths. The 'hospital of Bolzano di reached quickly in just 2.1 km, while the airport in 7km.

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## Contact partner

For further information, please contact your contact person:

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