

Merano – Südtirol [Trentino-Alto Adige]

# Completely renovated three-room apartment

Property ID: IT244151622



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

**PURCHASE PRICE: 390.000 EUR • LIVING SPACE: ca. 61 m<sup>2</sup> • ROOMS: 3**

Property ID: IT244151622 - 39012 Merano – Südtirol [Trentino-Alto Adige]

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- All about the location
- Contact partner

Property ID: IT244151622 - 39012 Merano – Südtirol [Trentino-Alto Adige]

## At a glance

Property ID	IT244151622	Purchase Price	390.000 EUR
Living Space	ca. 61 m <sup>2</sup>	Total Space	ca. 86 m <sup>2</sup>
Rooms	3		
Bedrooms	2		
Bathrooms	1		

Property ID: IT244151622 - 39012 Merano – Südtirol [Trentino-Alto Adige]

## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.03.2034	Final Energy Demand	200.00 kWh/m <sup>2</sup> a
Power Source	Gas	Energy efficiency class	G

Property ID: IT244151622 - 39012 Merano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT244151622 - 39012 Merano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT244151622 - 39012 Merano – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT244151622 - 39012 Merano – Südtirol [Trentino-Alto Adige]

## The property





Property ID: IT244151622 - 39012 Merano – Südtirol [Trentino-Alto Adige]

## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT244151622 - 39012 Merano – Südtirol [Trentino-Alto Adige]

## A first impression

This fully renovated three-room apartment with private garden. The property is located in a quiet historic residential building from the 18th century, within walking distance of the spa and the historic center of Merano. The unit is located on the ground floor, and consists of a convenient entrance hall, living room/kitchen with private garden, 2 bedrooms and a master bathroom. The object is completed by a cellar included in the price.

**Property ID: IT244151622 - 39012 Merano – Südtirol [Trentino-Alto Adige]**

## All about the location

The property is located on Ortwein Street in Merano (BZ). The central location of this property allows access to all kinds of services: supermarkets, pharmacies, restaurants. Bus stops are located in the immediate vicinity. In addition, the property is within walking distance of the thermal baths and the historic center.

Property ID: IT244151622 - 39012 Merano – Südtirol [Trentino-Alto Adige]

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Drususallee 265/Viale Druso 265 Bozen / Bolzano

E-Mail: [bozen@von-poll.com](mailto:bozen@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

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