

Bolzano – Südtirol [Trentino-Alto Adige]

# Jewel apartment with license for short rentals in historic center

Property ID: IT244151681



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

**PURCHASE PRICE: 380.000 EUR • LIVING SPACE: ca. 38,65 m<sup>2</sup> • ROOMS: 2**

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## At a glance

Property ID	IT244151681	Purchase Price	380.000 EUR
Living Space	ca. 38,65 m <sup>2</sup>	Commission	Subject to commission
Floor	2	Total Space	ca. 50 m <sup>2</sup>
Rooms	2		
Bedrooms	1		
Bathrooms	1		

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## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	15.01.2023	Final Energy Demand	100.58 kWh/m <sup>2</sup> a
Power Source	Gas	Energy efficiency class	F



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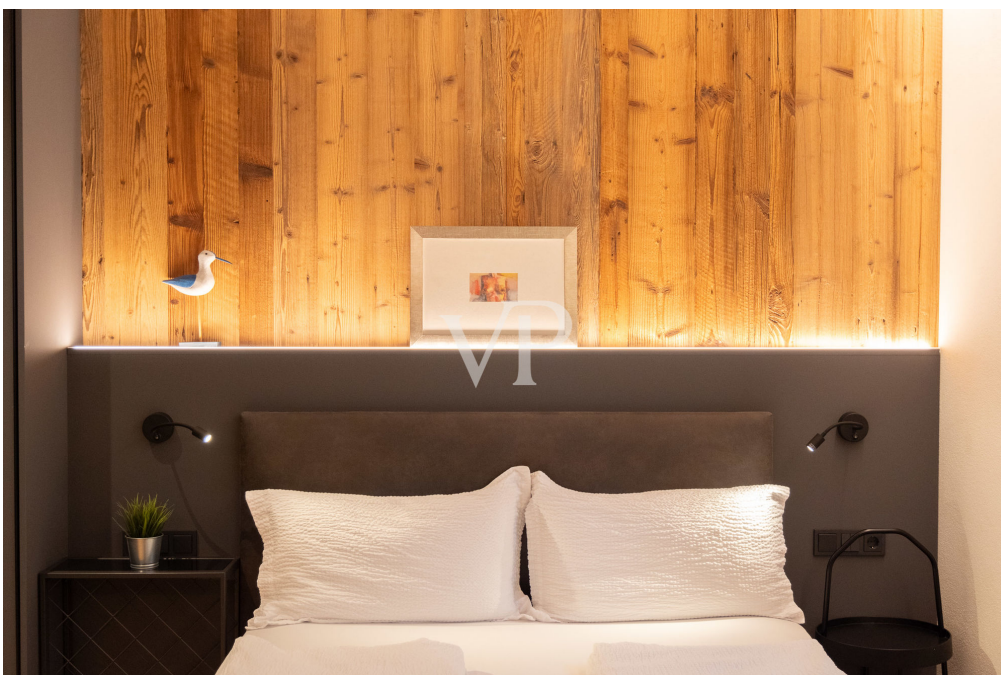
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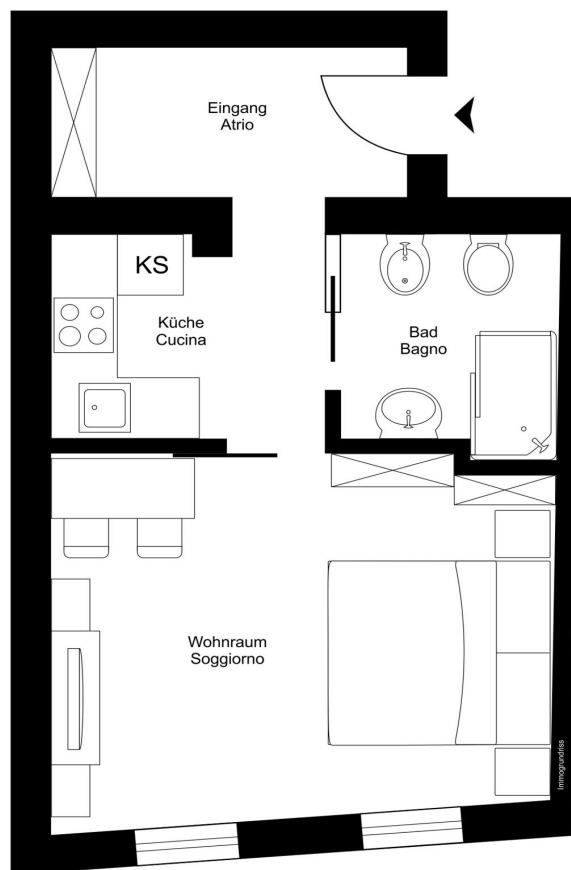
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## Floor plans



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.

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## A first impression

In the heart of the historic center of Bolzano, in a pedestrian area, we offer for sale a rare apartment, ideal as an investment, as it has a license for short rentals. The property is the result of a major renovation, where valuable materials were used, which give the property additional value. Located on the second floor ( no elevator) it consists of an entrance hall, embellished with custom-made wooden furniture, a kitchenette with a well-equipped kitchen, an elegant bathroom with a large walk in shower. Opening a smoked sliding glass window leads to a refined unique environment, embellished with lots of wood, which immediately conveys a strong sense of welcome. All the fine furnishings are included and the property is immediately available. This property is ideal both for those seeking an investment property and for those who want a true gem in the historic center as a pied-à-terre.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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