

Terlano – Südtirol [Trentino-Alto Adige]

## Bright terraced villa in Terlano

Property ID: IT254151775



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**PURCHASE PRICE: 965.000 EUR • ROOMS: 4**

Property ID: IT254151775 - 39018 Terlano – Südtirol [Trentino-Alto Adige]

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## At a glance

Property ID	IT254151775	Purchase Price	965.000 EUR
Rooms	4	Commission	Subject to commission
Bedrooms	3	Total Space	ca. 224 m <sup>2</sup>
Bathrooms	2		
Year of construction	1995		

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## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
		Energy efficiency class	G

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## The property



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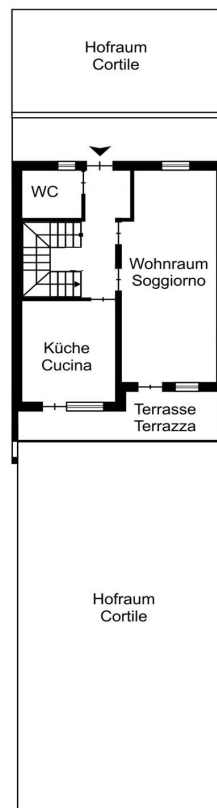
## The property



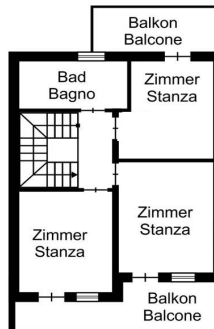


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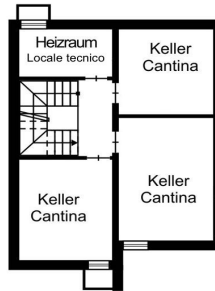
## Floor plans



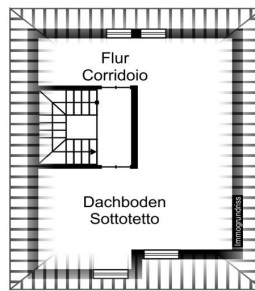
Erdgeschoss  
Piano Terra



1. Stock  
1° Piano



Kellergeschoss  
Seminterrato



2. Stock  
2° Piano

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

Spacious and bright terraced villa with huge potential. The location of this property guarantees a high degree of privacy. A front door gives access to this beautiful property unit. The "LIVING" living and dining area with direct access to the garden and facing south/west offers excellent natural light. The cozy garden, makes it possible to spend pleasant and relaxing moments with your family or friends. The living area is completed with a spacious eat-in kitchen with direct access to the garden and a bathroom. On the upper floor, reached by an internal staircase, is the sleeping area, and it consists of three bedrooms with balconies and a master bathroom. An additional internal staircase makes us reach the basement floor where we can find a hobby space, cellars. The object is completed by a generous attic and two garages included in the price.

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## Details of amenities

Independent heating

Two garages

Hobby room

Private garden

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## All about the location

The property is located in an interior and quiet area in Terlano (BZ). The good location of this property allows a pleasant view of the surrounding greenery and mountains. The property is only a few minutes from Bolzano and Eppan, an area particularly popular with wine lovers. For those who enjoy leisure activities, on the other hand, the Lakes of Monticolo and Kaltern are only a few minutes' drive away.

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## Contact partner

For further information, please contact your contact person:

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