

Eppan - Girlan – Südtirol [Trentino-Alto Adige]

SOLD: Modern attic apartment with view in Cornaiano

Property ID: IT21415016



PURCHASE PRICE: 550.000 EUR • LIVING SPACE: ca. 74 m² • ROOMS: 3

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At a glance

Property ID	IT21415016	Purchase Price	550.000 EUR
Living Space	ca. 74 m ²	Commission	4% zzgl. MwSt./più IVA
Available from	According to the arrangement	Total Space	ca. 105 m ²
Rooms	3	Usable Space	ca. 0 m ²
Bedrooms	2	Equipment	Balcony
Bathrooms	2		
Year of construction	2021		
Type of parking	1 x Garage		

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Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	38.67 kWh/m ² a
Energy certificate valid until	27.01.2031	Energy efficiency class	C
Power Source	Gas		

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A first impression

This modern attic apartment is located in a quiet apartment building with only a few co-owners. The apartment has recently been completely renovated and converted, it has a centrally located eat-in kitchen, a bedroom with en suite bathroom, another bedroom with adjoining wardrobe space, a daytime toilet with shower and various storage rooms in the attic. The apartment is already equipped with a high quality Bulthaup kitchen with Miele kitchen appliances. Heating is provided by an autonomous gas heating system. Through the living room and the master bedroom you can easily reach the balcony on the south side, which offers a beautiful view. The apartment will be handed over approximately in summer 2022. The apartment is complemented by a spacious basement and a garage in the immediate vicinity, which is also included in the purchase price. Furthermore there is the possibility to acquire a magazine/hobby room in the basement with a size of approx. 74 m² additionally for 70.000 €. The apartment is not linked and can therefore be freely inhabited, used and rented.

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All about the location

The wine village of Cornaiano lies at an altitude of about 435 metres on a sunny plateau embedded in a vineyard landscape only a few kilometres from the provincial capital of Bolzano. Vines and cellars have always been part of the village's appearance, as have manor houses with archways and oriels. Cornaiano is a fraction of the municipality of Appiano and with about 2,800 inhabitants an attractive village with all kinds of infrastructure in the immediate vicinity. The popular "Montiggl" Lakes are in the immediate vicinity and invite you to go hiking or mountain biking. The nearest golf course is only a 10-minute drive away. After about 100 km you reach Lake Garda, after about 150 km the international airport in Verona. Enjoy the peace and quiet here and at the same time the strategically good position.

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Contact partner

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