

Perca / Percha – Südtirol [Trentino-Alto Adige]

Kronplatz: Freshly renovated and furnished apartment in the beautiful Pustertal Valley. "Conventional"

CODE DU BIEN: IT23494123_1

NEW PRICE



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PRIX D'ACHAT: 360.000 EUR • SURFACE HABITABLE: ca. 43,78 m² • PIÈCES: 2

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En un coup d'œil

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Surface habitable	ca. 43,78 m²
Disponible à partir du	Selon l'arrangement
Etage	1
Pièces	2
Chambres à coucher	1
Salles de bains	1
Année de construction	1976

Prix d'achat	360.000 EUR
Type	Etage
Commission pour le locataire	Subject to commission
Surface total	ca. 75 m²
Surface de plancher	ca. 63 m²
Aménagement	Terrasse

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Informations énergétiques

Type de chauffage	Chauffage par le sol
Certification énergétique valable jusqu'au	19.09.2025

Certification énergétique	Diagnostic énergétique
Consommation d'énergie	78.10 kWh/m²a
Classement énergétique	D

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La propriété



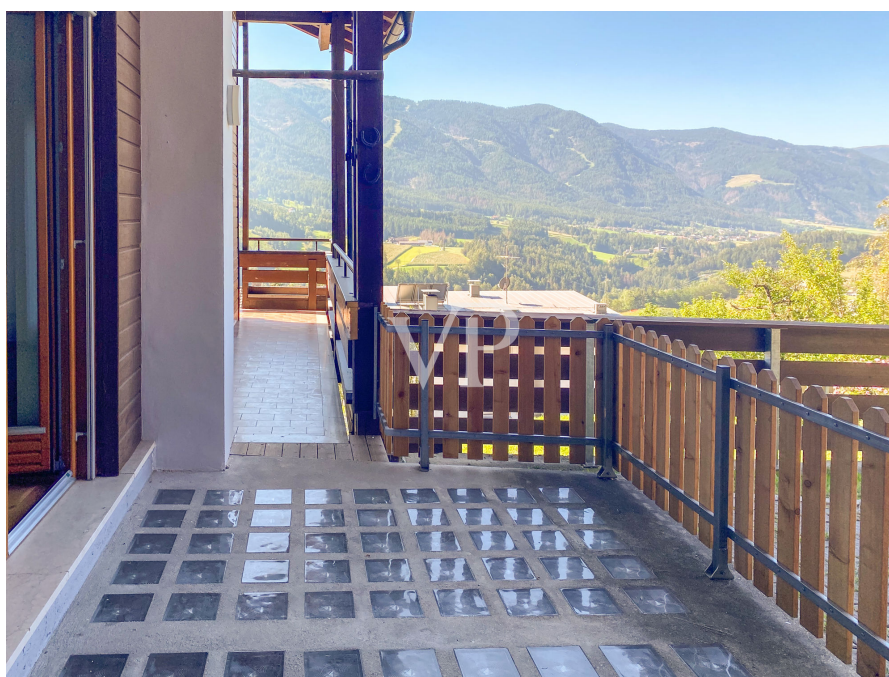
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Plans d'étage



Ce plan n'est pas à l'échelle. Les documents nous ont été remis par le client. Pour cette raison, nous ne pouvons pas garantir l'exactitude des informations.

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Une première impression

Percha - freshly renovated and furnished accommodation units with shared wellness area and parking spaces. Experience the Kronplatz up close. The property, located in the immediate vicinity of the valley station to the Kronplatz, consists of renovated residential units with complete equipment including kitchenettes. The object has a wellness area, a top view and several covered parking spaces. Reservations are accepted immediately. Arrange a viewing appointment right away.

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Détails des commodités

2-room apartment on the ground floor with balcony: net 43.78 m2// gross 63.35 m2 //

Sales area: 75.77 m2 (bedroom, bathroom, living and dining room, balcony, cellar)

Proximity and view of the Kronplatz & 3 Zinnen Dolomites ski areas

Freshly renovated & fully equipped

Quiet, sunny location

Optimal orientation on the southern slope

(sunrise and sunset)

Surrounded by nature (hiking, biking, climbing, skiing etc.)

Beautiful surroundings in a mountain landscape with good connections to the Kronplatz

high plateau

Restaurants, culture, shopping facilities, wellness

Popular vacation and residential resort in the Pustertal Valley

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Tout sur l'emplacement

Earth pyramids, Oberwielenbacher "Talile", nature park Rieserferner-Ahrn, the stay in Percha is determined by nature. An impressive 2,200 meters of altitude difference would be if you were to visit the entire municipal area in Percha. It stretches from the green floodplains of the Rienz River to the peaks of the mighty Rieserferner Group. In between, the hamlets of Aschbach, Litschbach and Wielenberg spread out on the slopes, plus in the valley basin, along the Puster road, Nasen and the main village of Percha Dorf. Below and above them, characteristically, are Unterwielenbach and Oberwielenbach in the valley of the same name. A little further up is Platten, known for its beautiful hiking trails and its earth pyramids. They tell a story that goes back thousands of years, with their earth pillars of loamy sand and the capstone above that seems as if the next storm could carry it away. Due to erosion, the earth pyramids are subject to constant change, a glimpse of which can be seen from the viewing platform, a 45-minute trip from Platten. Popular hiking destinations on the mountain also include the Oberwielenbach Valley in the Rieserferner-Ahrn Nature Park, the Rammelstein and the Hochnall as well as the Gönneralm, one of the most popular alpine pastures in South Tyrol, which can be combined with a visit to the earth pyramids. In the valley, on the other hand, the Pusterbike bike path winds past Percha towards Valdaora and Dobbiaco, while in the other direction you can reach Dietenheim on foot or by bus, where the well-known South Tyrolean Museum of Folklore is located. In winter, the Ried gondola in Percha is one of the four places between Val Pusteria and Val Badia from which Plan de Corones is easily accessible. Up there, on Bruneck's local mountain, about 120 km of perfect slopes await skiers and snowboarders. Another winter adventure is offered by the toboggan run Lercheralm near the earth pyramids. In Percha you always come back to this natural phenomenon.

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Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

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