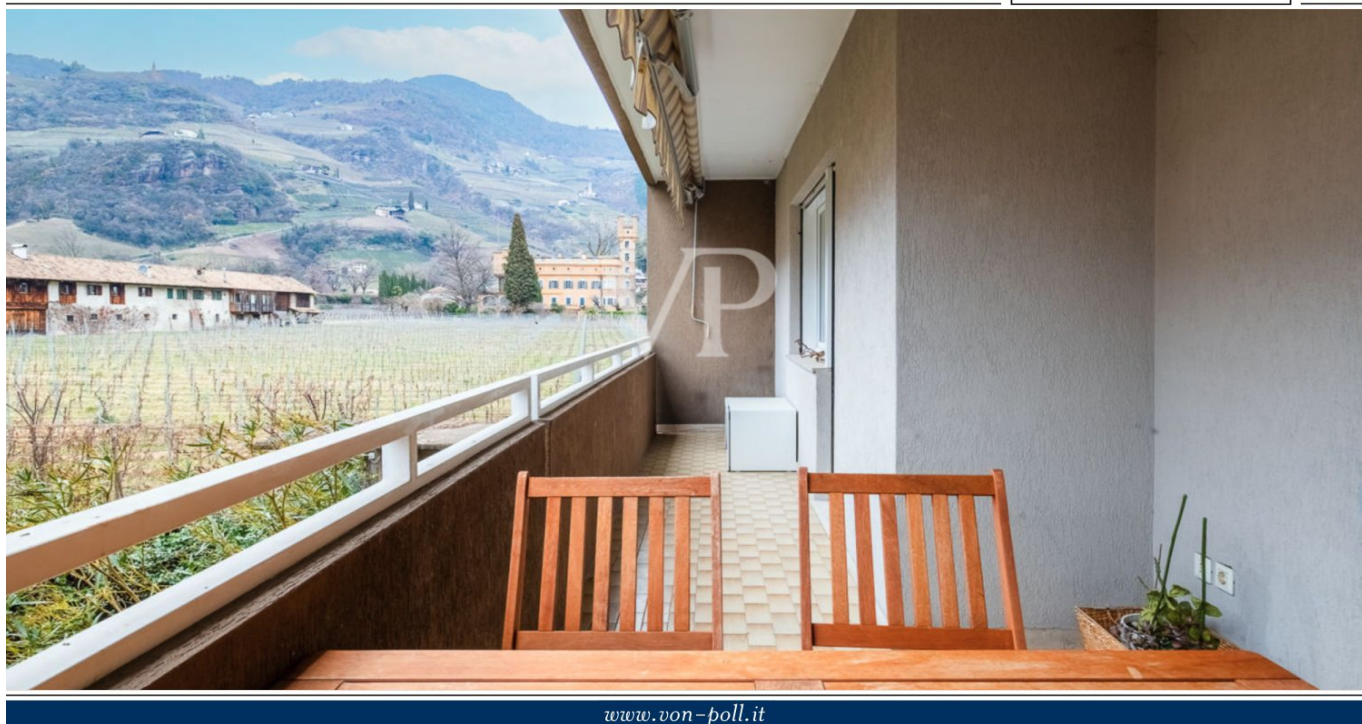


Bolzano - Bozen – Südtirol [Trentino-Alto Adige]

## Five-room apartment with high potential in lovely location

CODE DU BIEN: IT244151095



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

PRIX D'ACHAT: 930.000 EUR • SURFACE HABITABLE: ca. 124,2 m<sup>2</sup> • PIÈCES: 5

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## En un coup d'œil

|                        |              |
|------------------------|--------------|
| CODE DU BIEN           | IT244151095  |
| Surface habitable      | ca. 124,2 m² |
| Disponible à partir du | 28.02.2025   |
| Etage                  | 1            |
| Pièces                 | 5            |
| Chambres à coucher     | 3            |
| Salles de bains        | 2            |
| Année de construction  | 1975         |

|                              |                       |
|------------------------------|-----------------------|
| Prix d'achat                 | 930.000 EUR           |
| Type                         | Etage                 |
| Commission pour le locataire | subject to commission |
| Surface total                | ca. 171 m²            |
| Surface de plancher          | ca. 0 m²              |
| Aménagement                  | Terrasse, Balcon      |

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## Informations énergétiques

Certification  
énergétique

Diagnostic  
énergétique

Classement  
énergétique

F

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## La propriété



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## Une première impression

In the heart of Bozen Dorf, in a street away from traffic, we offer for sale this five-room apartment with high potential. It is located on the first high floor of a small building and the strengths that make this property unique are the location, the tranquility, the charming view and the generous surface area. From a spacious entrance hall you first reach the very cozy and bright kitchen. A French window leads to the southwest-facing terrace, where there is space for a table to host outdoor dinners and lunches for many months of the year. The living room is separate and can be considered the heart of this apartment. Large windows give plenty of natural light, and the view of the surrounding greenery and mountains that can be appreciated by looking out is truly fulfilling. The sleeping area, excellently divided, consists of two bathrooms, three spacious double bedrooms, one of which has a balcony facing east, ideal for enjoying the first rays of sunshine in the morning. The property despite being in a good state of use and therefore immediately habitable, through a modernization would reach its full potential and splendor. In the basement there is a spacious single garage and a cellar. Given the inherent characteristics of this property, it is very attractive for large families, both local and international.

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## Contact

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

Christian Weissensteiner

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*To Disclaimer of von Poll Immobilien GmbH*

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