

Bolzano - Bozen – Südtirol [Trentino-Alto Adige]

## Apartment with high living comfort in prestigious area

CODE DU BIEN: IT244151262



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PRIX D'ACHAT: 1.200.000 EUR • SURFACE HABITABLE: ca. 134,1 m<sup>2</sup> • PIÈCES: 5

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## En un coup d'œil

CODE DU BIEN	IT244151262
Surface habitable	ca. 134,1 m <sup>2</sup>
Disponible à partir du	Selon l'arrangement
Etage	1
Pièces	5
Chambres à coucher	3
Salles de bains	3
Année de construction	2016

Prix d'achat	1.200.000 EUR
Type	Etage
Commission pour le locataire	subject to commission
Surface total	ca. 170 m <sup>2</sup>
Surface de plancher	ca. 0 m <sup>2</sup>
Aménagement	Terrasse

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## Informations énergétiques

Type de chauffage	Chauffage par le sol
Chauffage	Alternatif
Certification énergétique valable jusqu'au	01.01.2034

Certification énergétique	Diagnostic énergétique
Consommation d'énergie	20.00 kWh/m²a
Classement énergétique	A

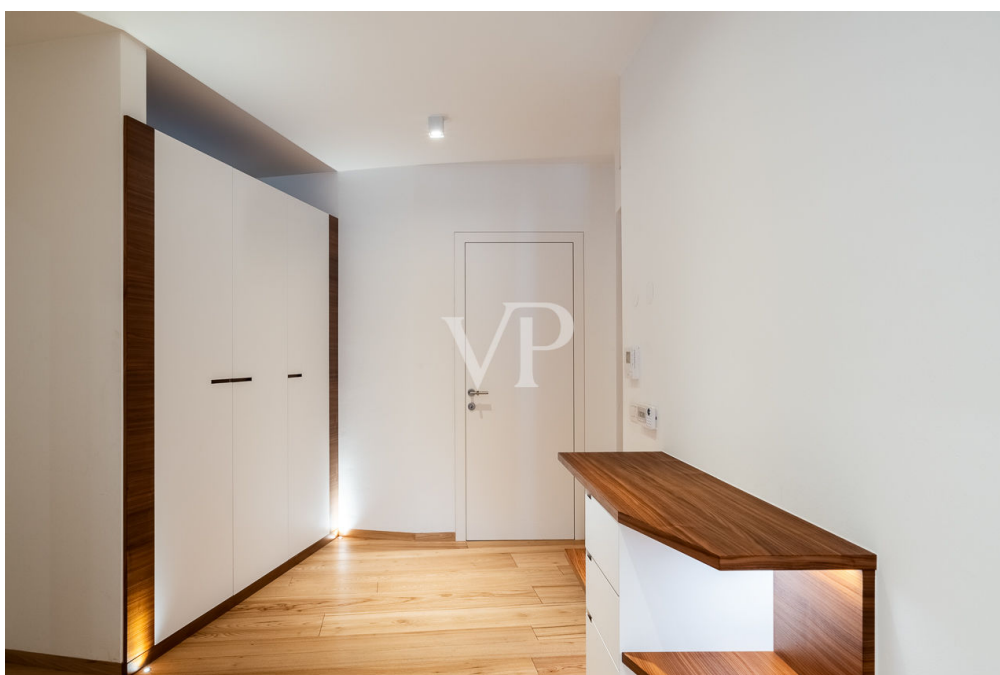
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## La propriété



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## La propriété





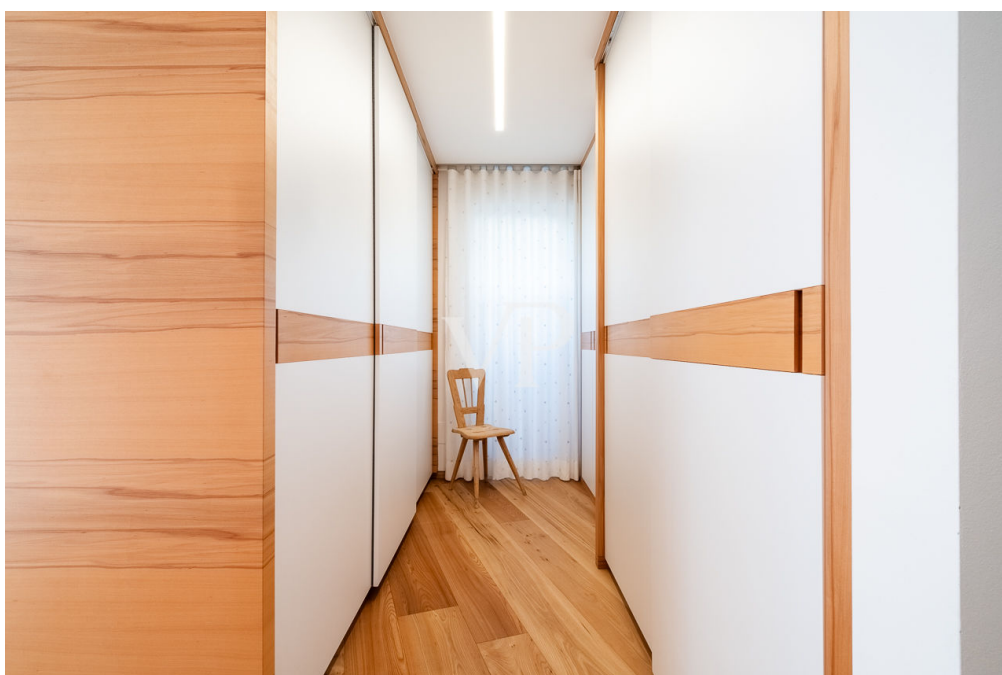
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## Une première impression

In the prestigious "Ansitz Weggenstein", designed by a well-known local architect and recently built in climate house class A, we are offering for sale an exclusive apartment on the 1st floor with fine finishes and a generous room layout. Crossing the threshold gives you the feeling of having arrived home. This is ensured by the warm colors of the parquet flooring, the refined, custom-made wooden furniture and the lighting system that create the right atmosphere. The living area is perfectly separated from the sleeping area by a sliding door made of glass and wood. The windows of the living room offer a magnificent view of the park and the historic villas. The living room made of fine wood is an ideal place to collect moments of family life that will later become beautiful memories. From the living room, you can access the south-west-facing loggia, which invites you to relax and dine together in many months of the year. The kitchen is located in a separate room and is the jewel of the apartment. The soft colors and high-quality Miele appliances invite you to spend a lot of time in this area. There is also direct access to the loggia from the kitchen through the patio door. There is a guest bathroom with a window in the entrance area. In the sleeping area, flush doors and skirting boards create a pleasant continuity with the hallway leading to the individual bedrooms. The sleeping area is divided as follows: a bedroom with a double bed and en-suite bathroom, a bedroom with two single beds and the elegant master bedroom, which is equipped with a dressing room, a pine bed and a large window front as well as an en-suite bathroom with shower and bathtub. Underfloor heating provides cozy warmth and underfloor cooling for hot summers. The offer is rounded off by a large double garage (extra € 100,000) and a cellar in the basement. Due to its prestigious location and spacious living area, this property is ideal for families, but also for all our local and international clients.

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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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