

Marling – Südtirol [Trentino-Alto Adige]

## Modern apartment with large terrace and panoramic views

CODE DU BIEN: IT244151334



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PRIX D'ACHAT: 260.000 EUR • SURFACE HABITABLE: ca. 41 m<sup>2</sup> • PIÈCES: 2

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## En un coup d'œil

|                        |                               |
|------------------------|-------------------------------|
| CODE DU BIEN           | IT244151334                   |
| Surface habitable      | ca. 41 m²                     |
| Disponible à partir du | Selon l'arrangement           |
| Etage                  | 3                             |
| Pièces                 | 2                             |
| Chambres à coucher     | 1                             |
| Salles de bains        | 1                             |
| Année de construction  | 2018                          |
| Place de stationnement | 1 x Garage, 28000 EUR (Vente) |

|                     |             |
|---------------------|-------------|
| Prix d'achat        | 260.000 EUR |
| Type                | Etage       |
| Surface total       | ca. 64 m²   |
| Surface de plancher | ca. 0 m²    |
| Aménagement         | Terrasse    |

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## Informations énergétiques

|                                                  |                      |
|--------------------------------------------------|----------------------|
| Type de chauffage                                | Chauffage par le sol |
| Chauffage                                        | Granulé              |
| Certification<br>énergétique<br>valable jusqu'au | 14.05.2028           |
| Source<br>d'alimentation                         | Pellet               |

|                              |                           |
|------------------------------|---------------------------|
| Certification<br>énergétique | Diagnostic<br>énergétique |
| Consommation<br>d'énergie    | 25.00 kWh/m²a             |
| Classement<br>énergétique    | A                         |

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## La propriété



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## Une première impression

Today we present you a beautiful, modern apartment with far-reaching views. The bright and well laid out two-room apartment has a practical entrance area, a bedroom, a bathroom with window and a cozy eat-in kitchen. A special highlight of the apartment is the inviting terrace, which offers you a variety of uses - be it for relaxing after a long day or for cozy get-togethers with guests. The terrace is fully covered and can be used all year round. Enjoy the first rays of sunshine and the fantastic view of Merano and the surrounding mountains. High energy efficiency, a great location and a very pleasant living ambience await you in the popular Dorfanger residential zone in Marling. A spacious cellar and a garage, which can be purchased separately, round off the attractive overall package.

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## Tout sur l'emplacement

Marling, a picturesque municipality in South Tyrol, just a few kilometers west of the spa town of Merano. With a population of around 2,700 inhabitants, Marling offers a harmonious blend of traditional South Tyrolean culture and modern quality of life. The municipality stretches over an altitude of around 363 meters above sea level and is known for its impressive vineyards and orchards. The location of Marling offers breathtaking views of the surrounding mountains and valleys. Hiking and cycling trails criss-cross the region and offer numerous opportunities for outdoor leisure activities. The Marlinger Waalweg, a historic irrigation canal that meanders through the vineyards and offers hikers an idyllic route, is particularly popular. The proximity to Merano also expands the cultural and culinary offerings for residents and visitors to Marlengo/Marling. This combination of natural surroundings and urban connections makes Marling an attractive place to live and vacation in South Tyrol.

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## Contact

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

Christian Weissensteiner

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