

Egna – Südtirol [Trentino-Alto Adige]

## Elegant and modern terraced villa surrounded by greenery.

VP azonosító: IT23415891



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

HASZNOS LAKÓTÉR: ca. 102,5 m<sup>2</sup> • SZOBÁK: 3

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## Áttekintés

VP azonosító	IT23415891
Hasznos lakótér	ca. 102,5 m <sup>2</sup>
AZ INGATLAN ELÉRHET?	megállapodás szerint
Szobák	3
Hálósobák	2
FÜRDŐSZOBÁK	2
ÉPÍTÉS ÉVE	2023

Ház	Sorházban
Jutalék	Subject to commission
Teljes terület	ca. 221 m <sup>2</sup>
Hasznos terület	ca. 0 m <sup>2</sup>
Felszereltség	Terasz

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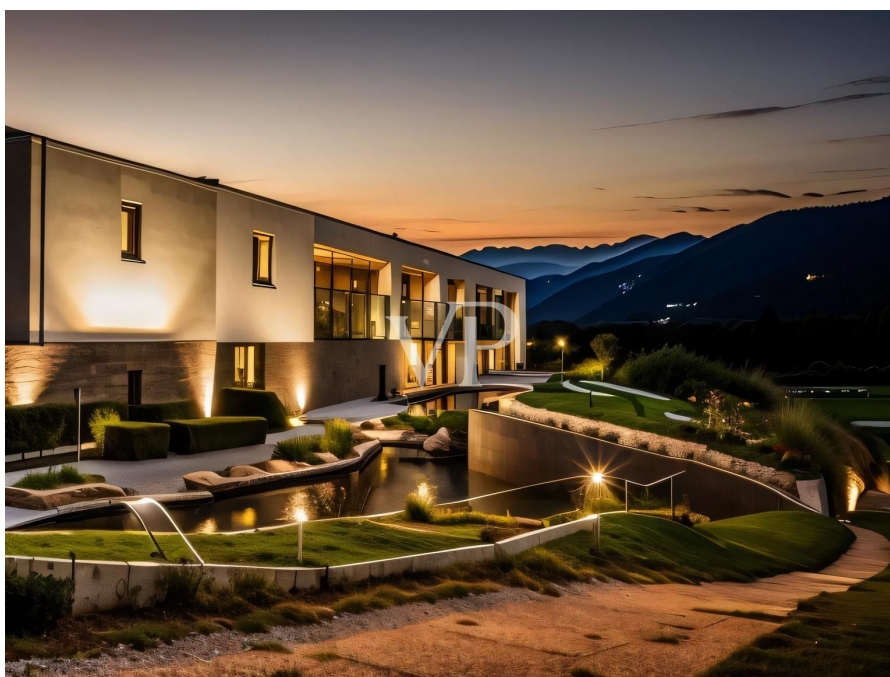
## Áttekintés: Energia adatok

Fűtési rendszer	Padlófűtés
Energiaforrás	Hőszivattyú
Energia tanúsítvány érvényességének lejárat	01.12.2033
Energiaforrás	Hőszivattyú

Energiatanúsítvány	Energetikai tanúsítvány
Teljes energiaigény	20.00 kWh/m²a
Energiahatékonysági besorolás / Energetikai tanúsítvány	A

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## Az ingatlan





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## Az ingatlan



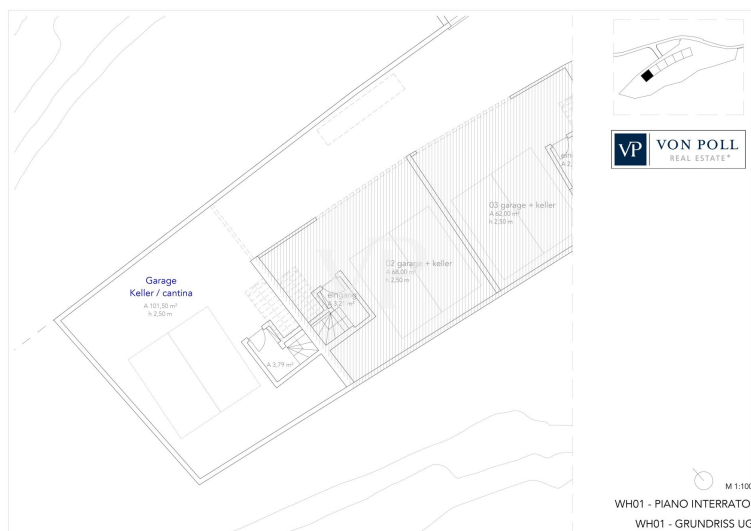
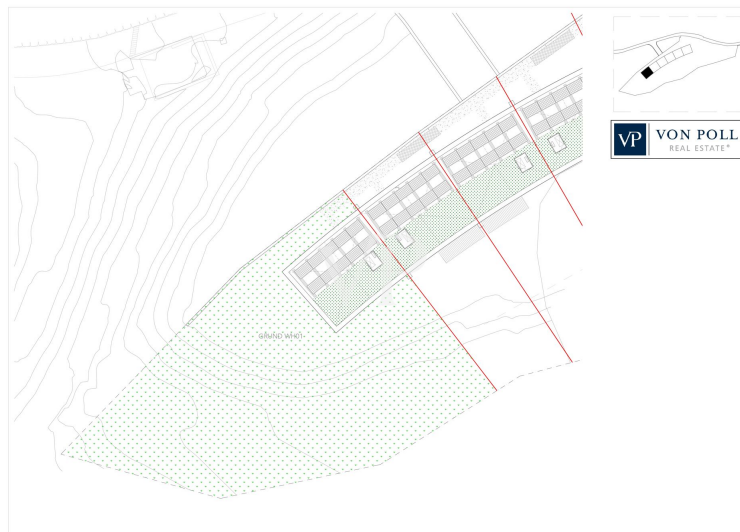
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## Az ingatlan

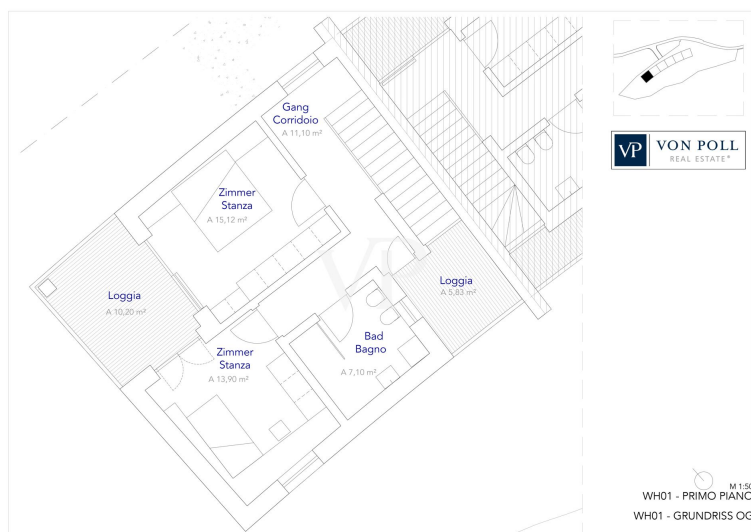


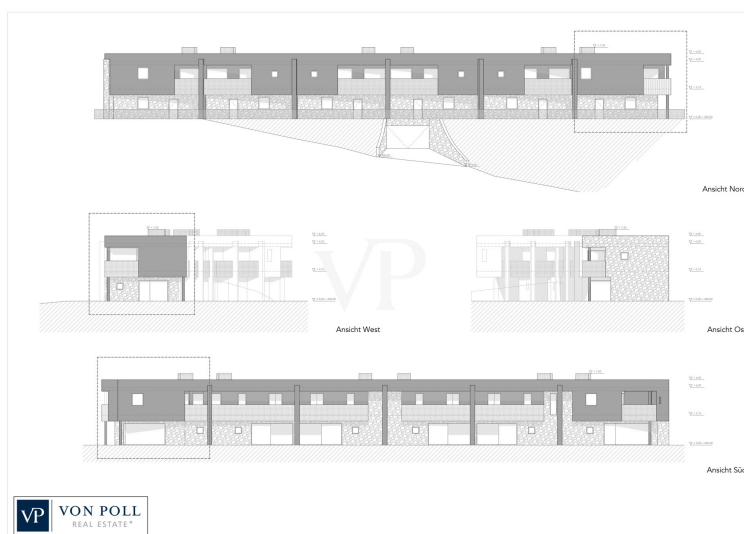
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## Alaprajzok









Ez az alaprajz nem méretarányos. A dokumentumokat a megbízó adta át a részünkre. Az adatok helyességéért nem vállalunk felelősséget.

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## Az els? benyomás

This prestigious terraced villa will be built to the highest Climate House "A" standard, meaning it will also be energy efficient. The property offers great privacy given its setting overlooking the vineyards. The downstairs entrance gives direct access to the living and dining area with garden, which has excellent natural lighting thanks to its large sliding windows and exposures. The cosy garden of approx. 357 sqm. with its lawn gives the possibility to create a relaxing and pleasant environment to spend free time with family or friends. A bathroom and a hall complete the ground floor. The upper floor, reached by an internal staircase, is the sleeping area. It is composed of two double bedrooms, both with access to a 10 sq.m. loggia with panoramic views, a corridor, a windowed bathroom-wc and an additional 5.80 sq.m. loggia. To create a special atmosphere of well-being in all rooms, the property is equipped with an independent underfloor heating and cooling system, managed by a convenient individual room temperature control. The system is powered by a heat pump and solar panels that are located on the roof of the building. An additional internal staircase provides easy access to the basement and garage. The garage measures approximately 101.50 sqm and is included in the price. The quality of the materials used is of a very high standard. If desired, it would be possible to install a swimming pool (extra charge to be agreed). Construction year 2023. Handover March/April 2024.

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## Részletes felszereltség

Underfloor heating and cooling  
Autonomous with heat pump  
Solar panels  
Preparation for alarm system  
Automated gates  
Forced air recycling  
Triple-glazed aluminum/wood windows

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## Minden a helyszínról?

The facility is located in Pinzano, a hamlet of Montagna (Egna) BZ. This fantastic village lies submerged in vineyards, above the valley of South Tyrol, and besides offering a magnificent panoramic view of the Bassa Atesina all the way to Merano, it is the place where the delicious and precious Blauburgunder is grown. In the center of the village is the famous St. Stephen's Church, built around 1490. In addition, the area is well served by public transportation, various businesses, etc...



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## Kapcsolattartó

További információért forduljon a kapcsolattartójához:

Christian Weissensteiner

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*To Disclaimer of von Poll Immobilien GmbH*

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