

Kurstadt Meran – Südtirol [Trentino-Alto Adige]

## Modern apartment with a magnificent view of the Merano mountains

VP azonosító: IT244151288



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

VÉTELÁR: 825.000 EUR • HASZNOS LAKÓTÉR: ca. 94 m<sup>2</sup> • SZOBÁK: 3

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## Áttekintés

VP azonosító	IT244151288
Hasznos lakótér	ca. 94 m²
AZ INGATLAN ELÉRHET?	megállapodás szerint
EMELET	4
Szobák	3
Hálósobák	2
FÜRDŐSZOBÁK	2
ÉPÍTÉS ÉVE	2017
PARKOLÁSI LEHETŐSÉGEK	1 x Felszíni parkolóhely, 20000 EUR (Eladó), 1 x Garázs, 35000 EUR (Eladó)

Vételár	825.000 EUR
Lakás	Penthouse
Jutalék	Subject to commission
Teljes terület	ca. 138 m²
Hasznos terület	ca. 0 m²
Felszereltség	Terasz

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## Áttekintés: Energia adatok

Fűtési rendszer	Távfűtés
Energiaforrás	Táv
Energia tanúsítvány érvényességének lejáratá	08.11.2027

Energiatanúsítvány	Energetikai tanúsítvány
Teljes energiaigény	13.00 kWh/m²a
Energiahatékonysági besorolás / Energetikai tanúsítvány	A

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## Az ingatlan



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## Az ingatlan





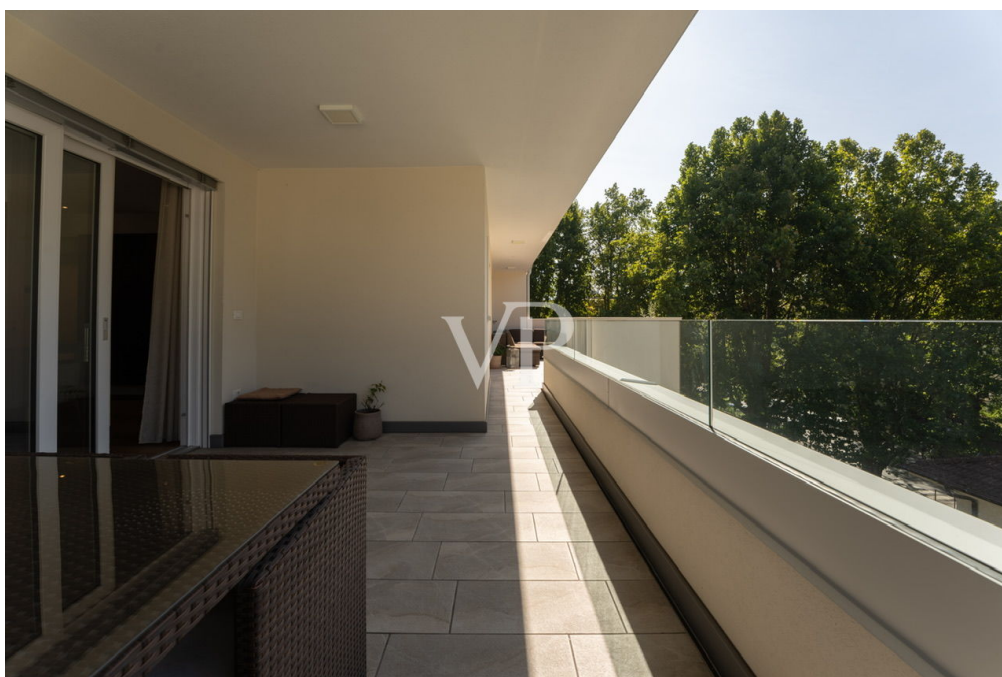
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## Az els? benyomás

Here we present you a modern apartment on the last floor with large terraces and great views of the Merano mountains. The apartment in mint condition is located, barrier-free accessible, on the fourth and last floor and consists of an entrance area, dining area, an open kitchen-living room, a master bedroom with dressing room and bathroom en-suite, a children's bedroom, daytime toilet with shower and a practical storage room. The south-west facing partly covered terraces are divided into two areas and are connected by a passageway, both offer a wonderful view of the surrounding mountains. The net living space is 94 m<sup>2</sup> and would therefore be designed for 3 bedrooms, if necessary, an additional bedroom can be realized. Large window areas provide bright and light-flooded rooms. In addition to the modern heating technology by means of district heating and underfloor heating, the apartment has a central ventilation system. The apartment is handed over with very high-quality built-in furniture and a very well equipped kitchen. In addition to the private cellar in the basement, there is also a single garage and a car parking space on the first floor. The apartment is not conventionated and can therefore be freely inhabited, used and rented. It is also ideal as a vacation apartment.

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## Minden a helyszínról

Not far from the center of Merano in the immediate vicinity of the train station, this apartment convinces with great comfort in every respect. All infrastructures are in the immediate vicinity, an ideal starting point for all your plans. In a short time you can reach the expressway Mebo and the Küchelberg tunnel, which is currently under construction, in the direction of the Passeier Valley or the state road to the Vinschgau Valley. Within a short walking distance is the center of the lively spa town, which delights locals and visitors from all over the world all year round with its pretty historic buildings, cultural institutions, events, schools, stores, restaurants and much more. Summer and winter sports fans alike will find countless opportunities and ideal conditions in the immediate vicinity to pursue their hobby extensively.

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## Kapcsolattartó

További információért forduljon a kapcsolattartójához:

Christian Weissensteiner

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