

Deutschnofen – Südtirol [Trentino-Alto Adige]

## Attractive detached house in Deutschnofen

*Número da propriedade: IT23415804*



PREÇO DE COMPRA: 950.000 EUR • ÁREA: ca. 127 m<sup>2</sup> • QUARTOS: 6 • ÁREA DO TERRENO: 364 m<sup>2</sup>

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## Numa vista geral

Número da propriedade	IT23415804	Preço de compra	950.000 EUR
Área	ca. 127 m²	Natureza	Casa unifamiliar / Moradia
Disponibilidade	consoante marcação de visita	Comissão para arrendatários	Subject to commission
Quartos	6	Área total	ca. 250 m²
Quartos	4	Área útil	ca. 0 m²
Casas de banho	3	Móveis	Terraço, Lareira, Varanda
Ano de construção	2000		

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## Dados energéticos

Fonte de Energia	Gás	Certificado Energético	Consumo energético final
Certificado Energético válido até	10.03.2032	Procura final de energia	152.97 kWh/m²a
Aquecimento	Gás	Classificação energética	E



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## O imóvel





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## Uma primeira impressão

This detached and attractive house in South Tyrolean country house style is located in the popular resort of Nova Ponente. The house extends over a total of four floors and was built in 2000 on a plot of approximately 360 m<sup>2</sup>. On the first floor there is the entrance area, a day toilet, a work room, a kitchen and a living room with fireplace. From the kitchen and the living room you can directly access the sunny terrace and the garden. Upstairs there is a bedroom with private bathroom, two more bedrooms and the large bathroom with shower and bathtub. In addition, there is a versatile attic. The basement has a double garage and various very spacious basement rooms. In total, the house has about 127 m<sup>2</sup> of net living space and sufficient outdoor space, which allows pleasant living in all seasons. This property is heated by gas heating with radiators and additionally a fireplace in the first floor. An all-around attractive property in appealing surroundings.

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## Tudo sobre a localização

Who loves mountains, also loves the mountain village Deutschnofen in the vacation region Val d'Ega around the majestic mountain scenery of the Rosengarten-Latemar. Surrounded by an impressive mountain range, the scenic charm of the Regglberg plateau not only makes the hearts of nature lovers beat faster. The lovely mountain village with its approx. 4,000 inhabitants, idyllically embedded in the high plateau of the "Regglberg", lies at 1,350 m above sea level and is therefore the ideal place to relax and enjoy nature. Start wonderful hikes or mountain bike tours directly from home. In the immediate vicinity of the village is a ski practice lift, ideal for children and beginners. Nova Ponente is also connected by a shuttle bus with the Ski Center Latemar-Obereggen, which is considered one of the most popular ski areas in the Dolomites. And also one of the most famous places of pilgrimage in South Tyrol can be found in the immediate vicinity, the monastery Maria Weißenstein. Here you can admire not only the baroque church from the XVII century, but also the breathtaking panorama that extends to the Ortles group. In a short distance you can also find, among others, the 18-hole golf course in Monte San Pietro. The provincial capital of Bolzano is only 28 km away and is easily accessible by the developed roads.



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## Pessoa de contacto

Para mais informações, queira contactar a sua pessoa de contacto:

Christian Weissensteiner

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Drususallee 265/Viale Druso 265 Bozen / Bolzano

E-Mail: [bozen@von-poll.com](mailto:bozen@von-poll.com)

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