

Auer – Südtirol [Trentino-Alto Adige]

## Stately living in a unique 19th century villa

Número da propriedade: IT244151260



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

ÁREA: ca. 105 m<sup>2</sup> • QUARTOS: 3

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## Numa vista geral

Número da propriedade	IT244151260
Área	ca. 105 m²
Disponibilidade	consoante marcação de visita
Quartos	3
Ano de construção	1864
Tipo de estacionamento	1 x Parque de estacionamento subterrâneo

Apartamento	Piso
Área total	ca. 150 m²
Área útil	ca. 0 m²
Móveis	Terraço

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## Dados energéticos

Fonte de Energia	Bomba de calor ar- água	Certificado Energético	Consumo energético final
Certificado Energético válido até	09.10.2033	Procura final de energia	73.00 kWh/m²a
Aquecimento	Gás	Classificação energética	D



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## O imóvel



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## Uma primeira impressão

Breathing new life into a listed building not only requires a great deal of understanding for the history of the building and a special sensitivity for the redesign, it also requires the courage and inspiration for new ideas and impulses. This stately home, located in the picturesque municipality of Ora, presents itself as an extraordinary property that more than meets today's living requirements. The listed "Villa Auerheim" was originally built in 1864 and was recently extensively renovated over two years together with the Neumarkt architect Zeno Bampi, harmonizing the contemporary architecture with modern construction technology. The barrier-free property offers a net living area of approx. 105 m<sup>2</sup>, which has been carefully designed to ensure maximum comfort and quality of life. An elegant entrance area leads into the apartment, past the practical daytime WC directly into the large living room of approx. 36 m<sup>2</sup> and additional eat-in kitchen of approx. 32 m<sup>2</sup> with the characteristic Tyrolean bay window. The living rooms are generously proportioned and offer plenty of space to feel at home. The sleeping area is equipped with a walk-in dressing room and an attractive bathroom. A useful utility room rounds off the space on offer. The bright, high-ceilinged rooms and attractive window elements contribute significantly to the feel-good ambience. Many historical elements, such as the terrazzo flooring in the staircase and entrance area and the elegant double doors, have been extensively and professionally renovated and now appear in new splendor. This apartment represents a rare opportunity to become a part of Auer's history, wrapped in the highest levels of comfort and stylish living. Ideal for buyers looking for a blend of traditional and modern, this property offers a unique chance to invest in a property with character, quality and future potential. A spacious vaulted cellar and an underground parking space are included as accessories with the apartment, the property is not subject to any social ties and is therefore also ideal as a vacation property.

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## Tudo sobre a localização

Ora, a charming municipality in the south of South Tyrol, has around 3,700 inhabitants. Nestled in a charming landscape of rolling hills and extensive vineyards, the village offers a relaxed atmosphere and a high quality of life. The distance to South Tyrol's capital Bolzano is only around 17 kilometers. This short distance leads through picturesque surroundings and makes Ora an attractive place to live for commuters and nature lovers alike. The popular Lake Kaltern is just a stone's throw away and Lake Garda can also be reached by car in around 1 - 1.5 hours. Leisure time is very important here, whether cycling or hiking in the valley or on mountain trails. There are various ski areas within a short distance. Despite its proximity to the town, Ora retains its rural character and offers its residents a peaceful and natural environment. With good transport links and a friendly village community, Auer is an ideal place to find a balance between working life and relaxation.

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## Pessoa de contacto

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

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