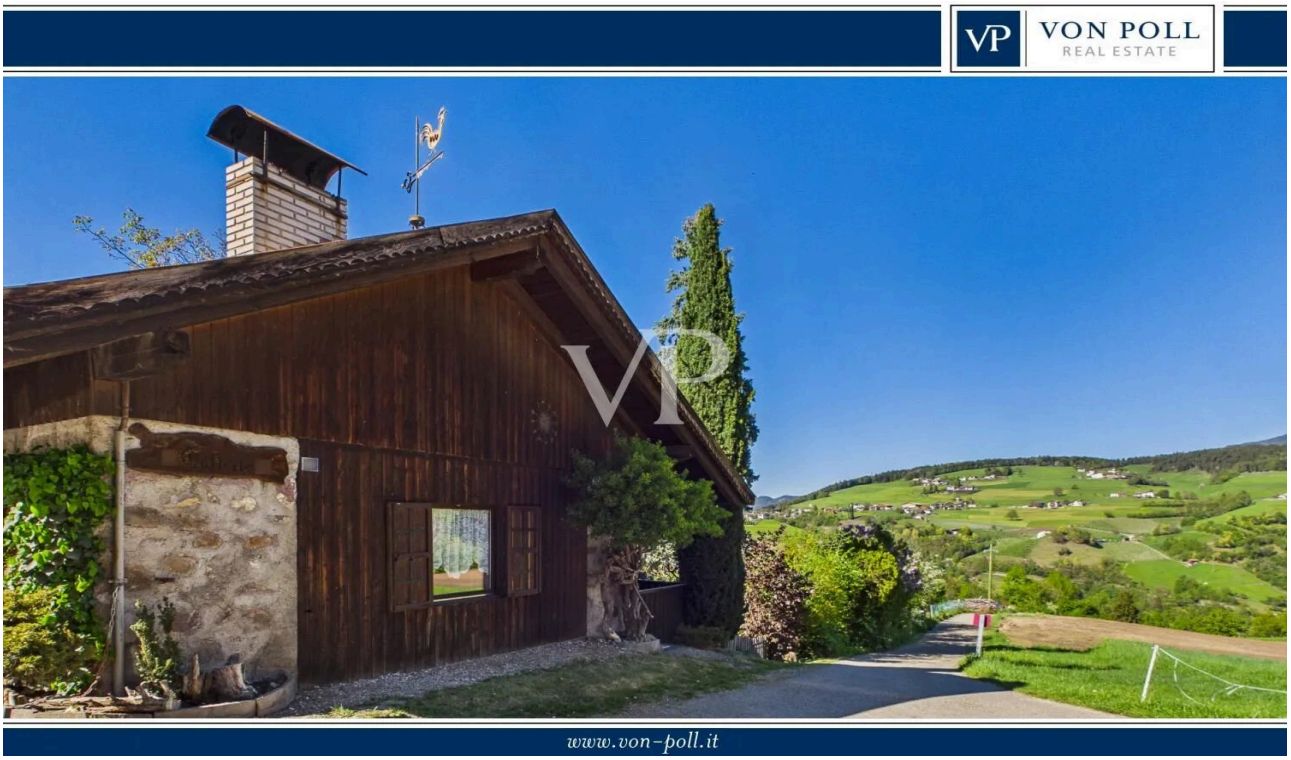
Prösels – Südtirol [Trentino-Alto Adige]

Alpine charm and privacy: a detached chalet at the foot of the Sciliar

Property ID: IT264152971



PURCHASE PRICE: 0 • LIVING SPACE: ca. 70 m^2 • ROOMS: 2

Property ID: IT264152971 - 39050 Prösels – Südtirol [Trentino-Alto Adige]

- At a glance
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At a glance

Property ID	IT264152971	Purchase Price	Auf Anfrage
Living Space	ca. 70 m²	House	Chalet
Rooms	2	Total Space	ca. 105 m²
Bedrooms	2		
Bathrooms	1		
Type of parking	3 x Other		

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Energy Data

Energy Source	wood
Energy information	At the time of preparing the document, no energy certificate was available.
Energy efficiency class	G

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The property





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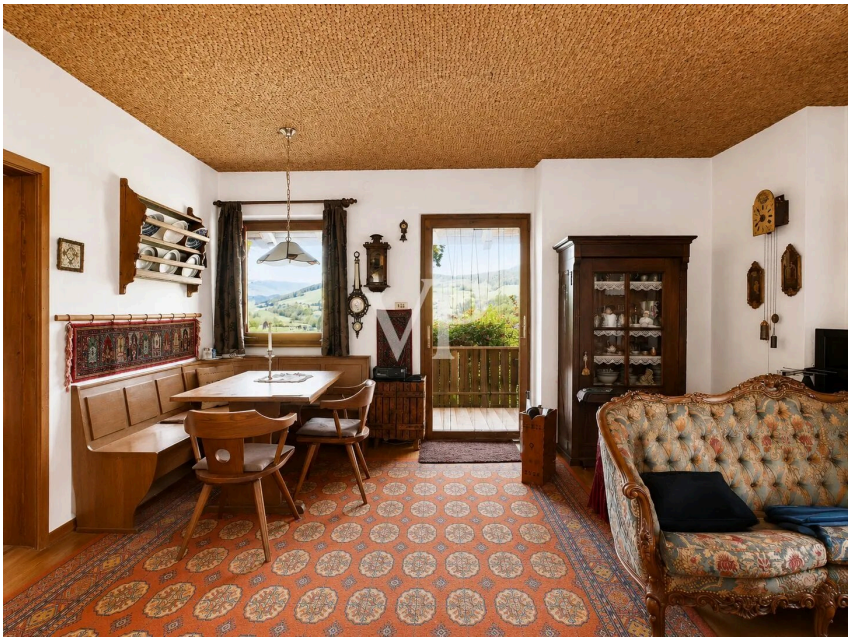




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The property





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A first impression

Set against the stunning backdrop of the Sciliar in Presule, in the municipality of Fiè allo Sciliar, at Via San Nicolò 31, we are offering a charming rustic home typical of South Tyrolean mountain tradition, surrounded by nature and complete tranquility.
The property is primarily on the ground floor, where you'll find a large, cozy living room furnished with traditional mountain-style furniture, conveying all the warmth and authentic charm of Alpine homes. The living room opens onto a spacious panoramic terrace, ideal for relaxing or enjoying al fresco dining in a unique scenic setting.
The living area also includes two large bedrooms, a fully equipped kitchenette, and a bathroom with a window.
A retractable staircase leads to the attic, a versatile space that accommodates an additional eight beds, perfect for hosting family and guests.
From the garden, you reach the lower level, where you'll find a splendid tavern furnished with traditional local pieces—an ideal setting for social gatherings—as well as a convenient wine cellar.
The property is surrounded by a beautiful private garden that guarantees absolute privacy and allows you to enjoy an extraordinary natural panorama, with no other homes in the immediate vicinity.
The property is complemented by a large adjacent plot of approximately 7,600 square meters of meadow and woodland, a highly valuable asset that makes this property unique for those who wish to live immersed in nature, in the silence and authenticity of the Dolomites.

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All about the location

Via San Nicolò 31 is located in Presule (Prösels), one of the most charming and sought-after villages on the Sciliar Plateau, in the municipality of Fiè allo Sciliar. This area is particularly prized for its exceptional quality of life, breathtaking views of the Dolomites, and the perfect balance between nature, tranquility, and amenities. Among the area's main highlights:
A prime location at the foot of the majestic Sciliar-Catinaccio Nature Park, a natural heritage site of exceptional scenic value.
Spectacular views of the Sciliar massif, one of the iconic mountains of South Tyrol and the Dolomites.
An exclusive and peaceful residential setting, ideal for those who wish to live surrounded by nature without sacrificing comfort.
The presence of the famous Castel Presule, one of South Tyrol's best-preserved castles, which lends the area a unique historical and cultural charm.
Numerous hiking trails and bike paths start directly from the surrounding area, making the location perfect for lovers of outdoor activities.
Proximity to the Alpe di Siusi ski area, easily accessible during the winter season.
A particularly well-maintained environment, characterized by green meadows, traditional farmsteads, and alpine landscapes of rare beauty.
Excellent sun exposure and a pleasant climate year-round.
The center of Fiè allo Sciliar is just a few minutes away, offering shops, restaurants, schools, a pharmacy, and all major amenities.
Convenient connections to Bolzano, reachable in about 25–30 minutes by car.
One of the most appreciated aspects of Presule is the feeling of living in one of the most picturesque areas of the Dolomites, surrounded by extraordinary landscapes and nature that enriches daily life in every season.
Overall, Via San Nicolò is a location of great charm and prestige, ideal for those seeking tranquility, unique views, and an authentic South Tyrolean setting, while maintaining convenient access to services and the region's main destinations.

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Contact partner

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