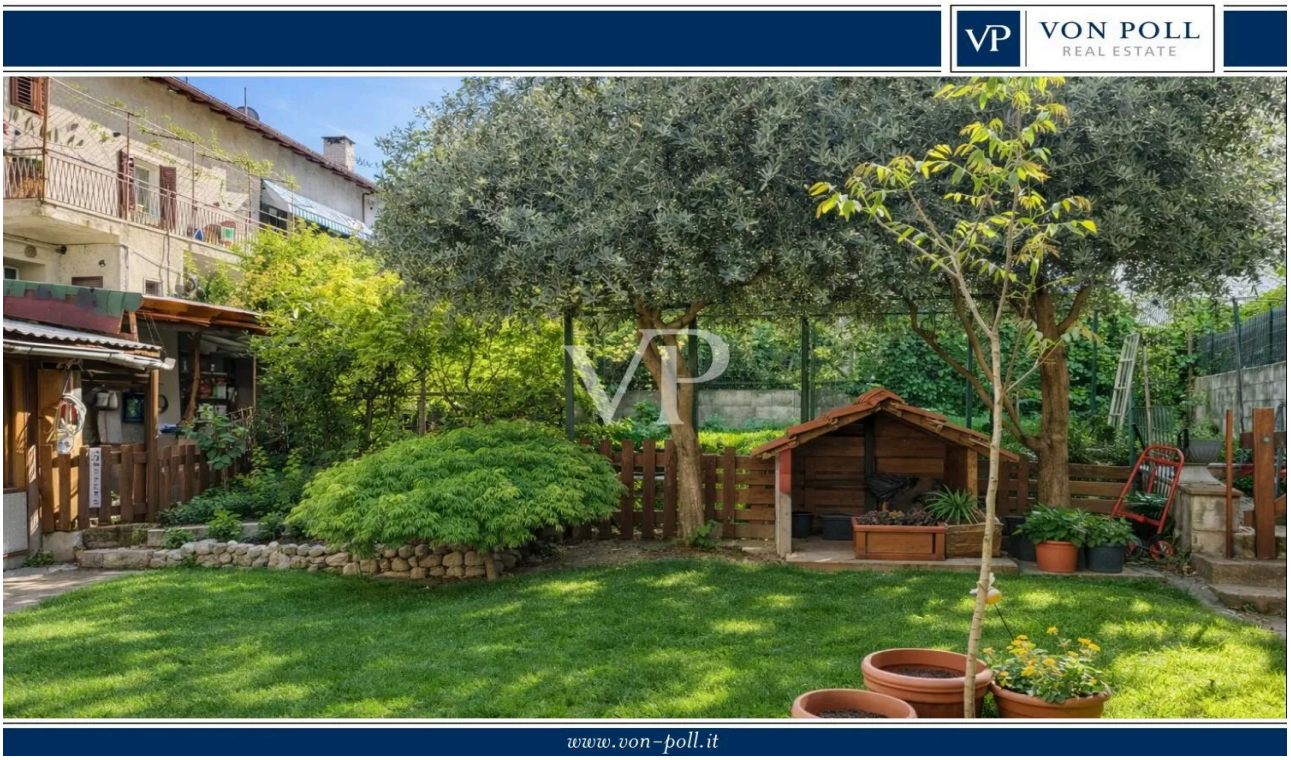
Laives

Ground-floor house with three independent apartments and large garden in quiet area

Property ID: IT264153005



PURCHASE PRICE: 890.000 EUR • LIVING SPACE: ca. 221 m^2 • ROOMS: 9 • LAND AREA: 221 m^2

Property ID: IT264153005 - 39055 Laives

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- All about the location
- Contact partner

Property ID: IT264153005 - 39055 Laives

At a glance

Property ID	IT264153005
Living Space	ca. 221 m²
Rooms	9
Bedrooms	6
Bathrooms	4

Purchase Price	890.000 EUR
House	Single-family house / Detached house
Total Space	ca. 221 m²

Property ID: IT264153005 - 39055 Laives

Energy Data

Type of heating	Single-storey heating system
Energy Source	Gas
Energy certificate valid until	20.03.2034
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	200 kWh/m²a
Energy efficiency class	G

Property ID: IT264153005 - 39055 Laives

The property





Property ID: IT264153005 - 39055 Laives

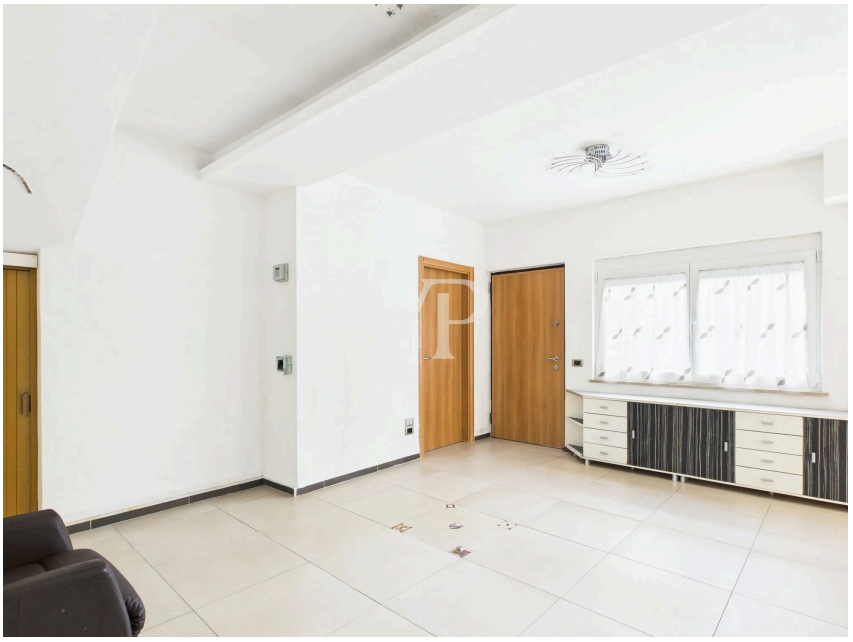
The property





Property ID: IT264153005 - 39055 Laives

The property





Property ID: IT264153005 - 39055 Laives

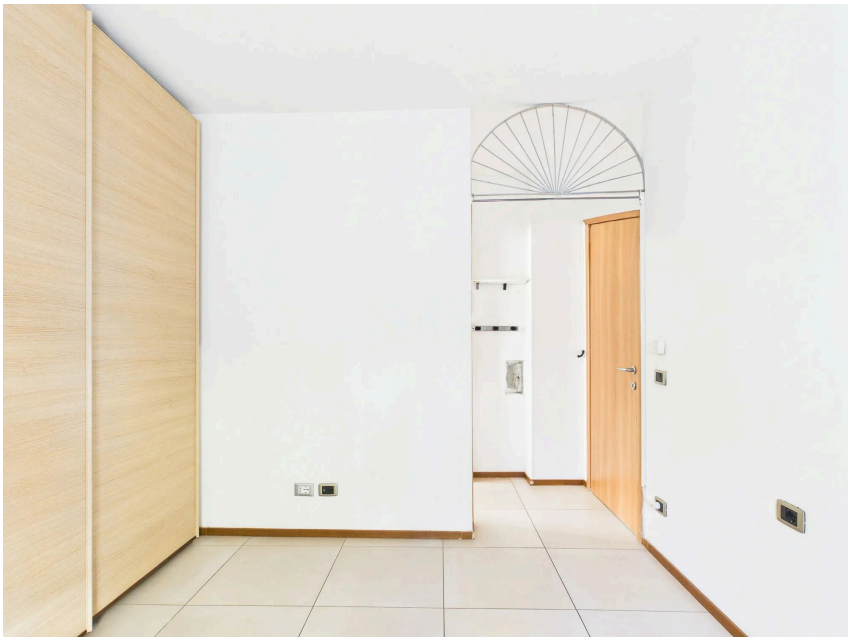
The property





Property ID: IT264153005 - 39055 Laives

The property





Property ID: IT264153005 - 39055 Laives

The property

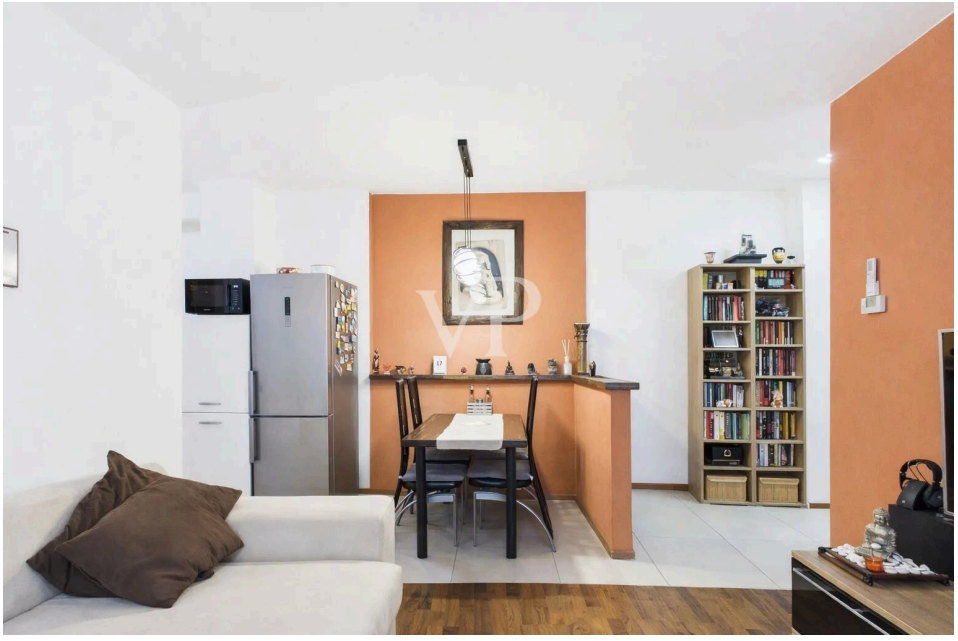




Property ID: IT264153005 - 39055 Laives

The property





Property ID: IT264153005 - 39055 Laives

The property

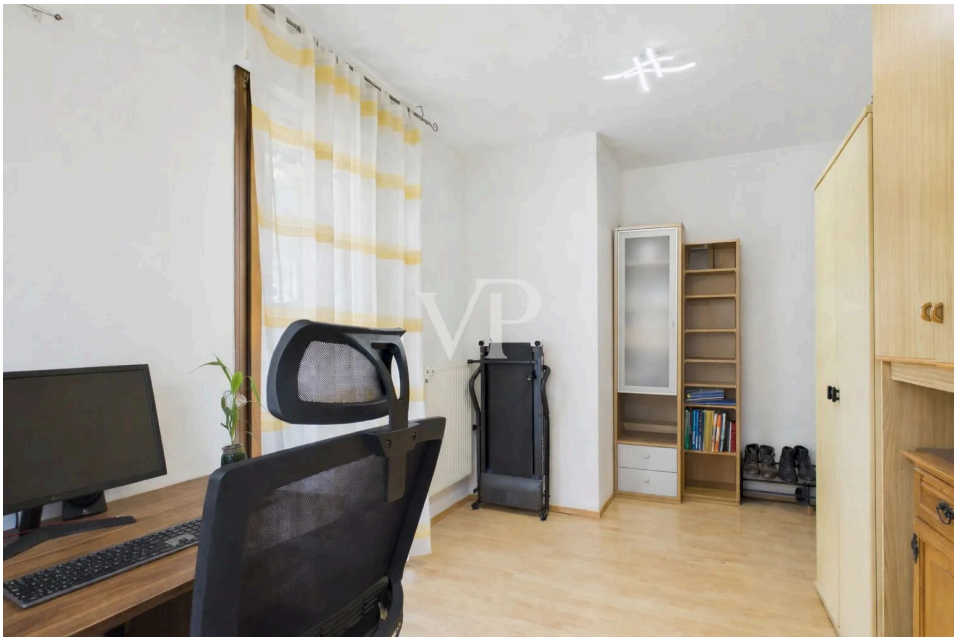




Property ID: IT264153005 - 39055 Laives

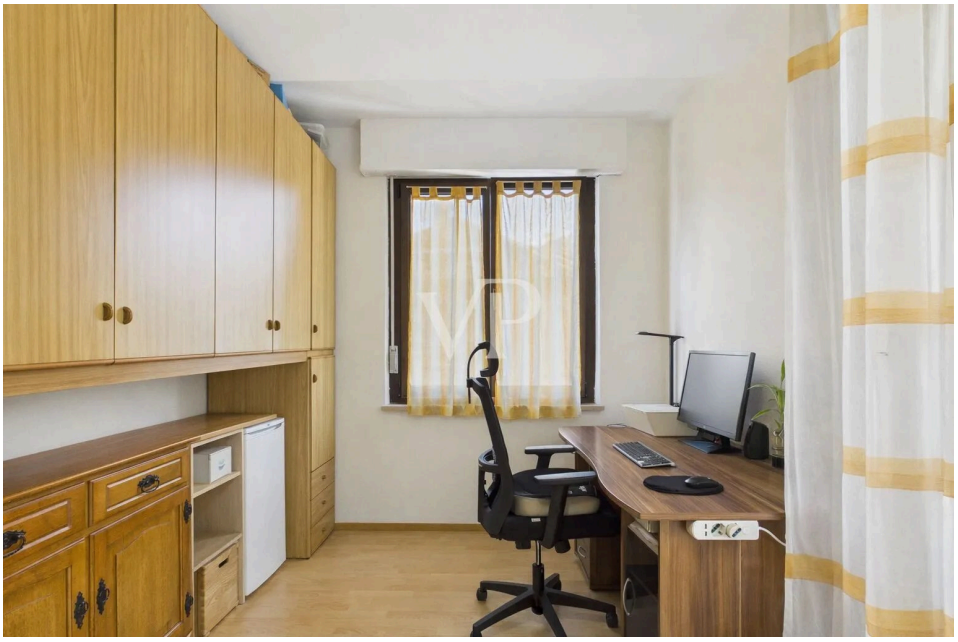
The property

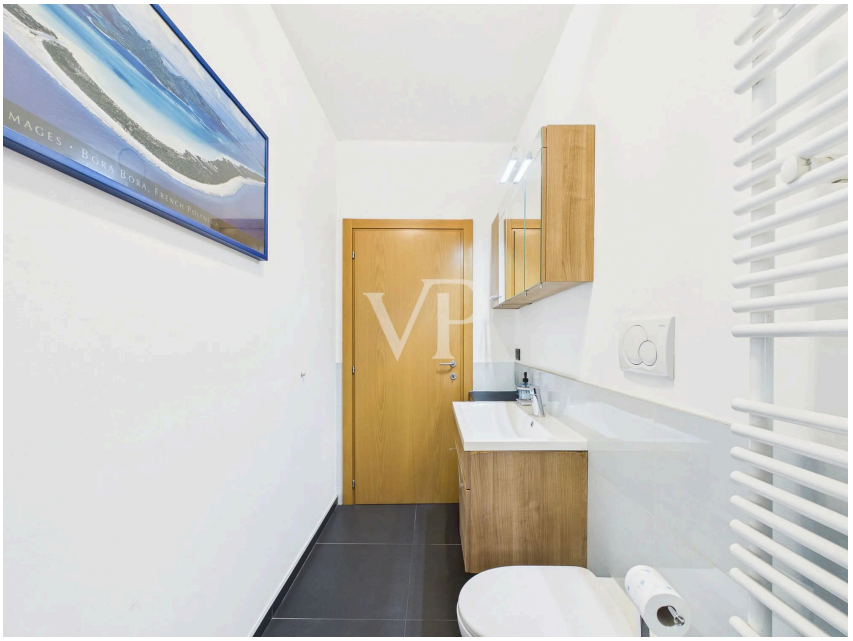




Property ID: IT264153005 - 39055 Laives

The property





Property ID: IT264153005 - 39055 Laives

The property





Property ID: IT264153005 - 39055 Laives

The property

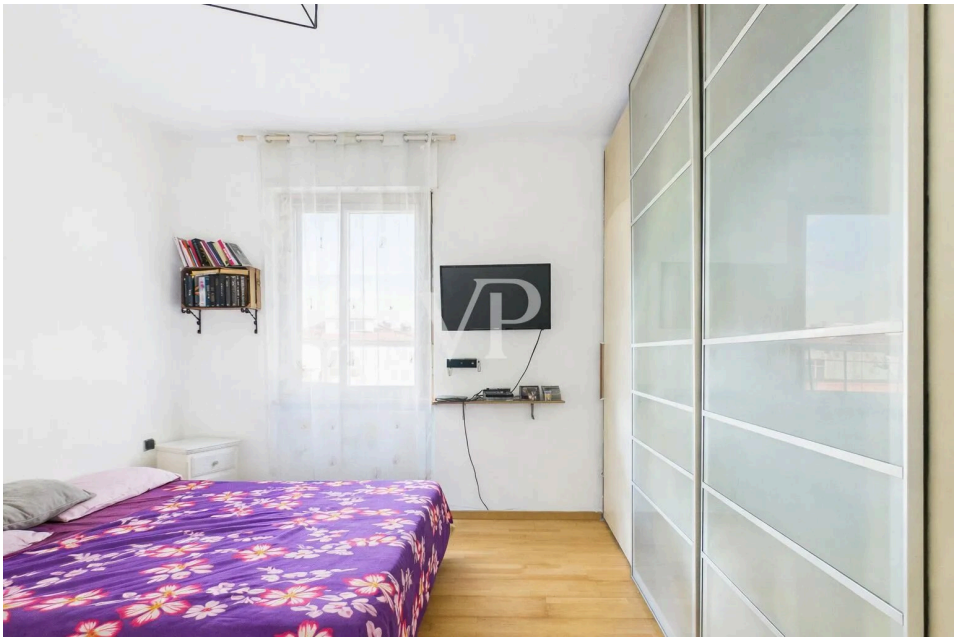




Property ID: IT264153005 - 39055 Laives

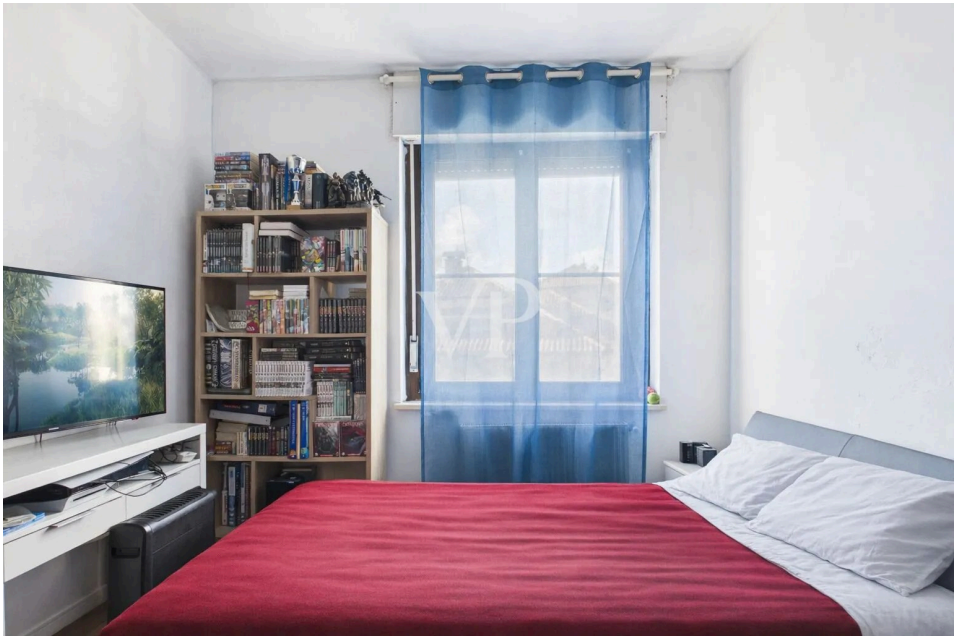
The property





Property ID: IT264153005 - 39055 Laives

The property





Property ID: IT264153005 - 39055 Laives

The property





Property ID: IT264153005 - 39055 Laives

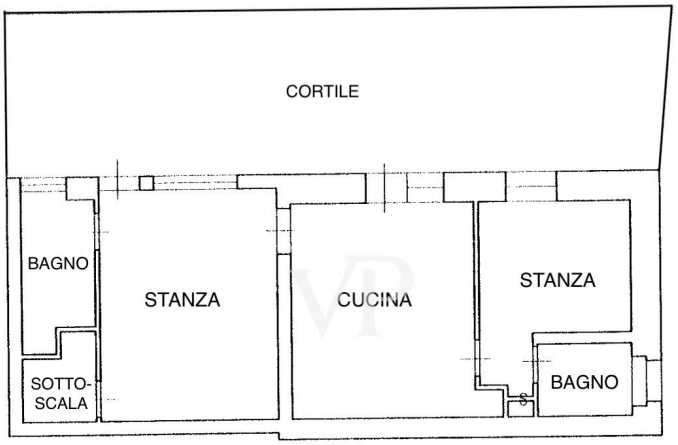
The property



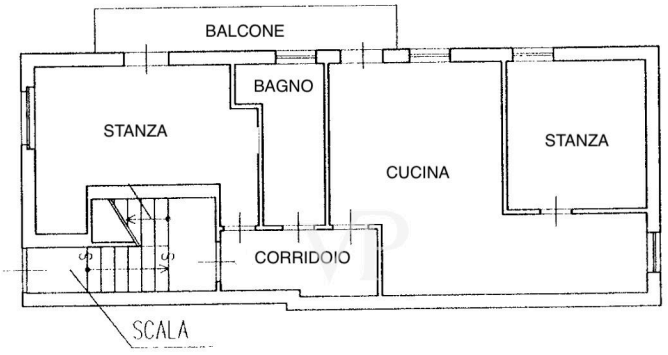


Property ID: IT264153005 - 39055 Laives

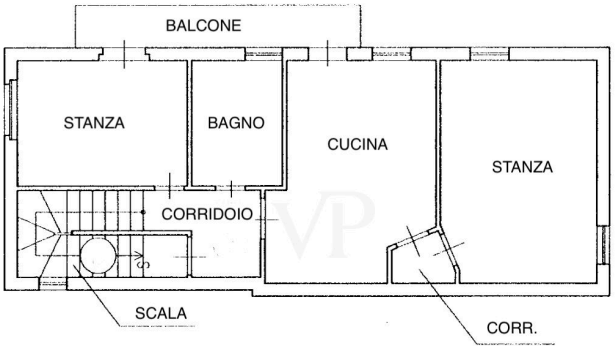
Floor plans



PIANO TERRA
ERDGESCHOSS



1. PIANO
1. OBERGESCHOSS



2. PIANO
2. OBERGESCHOSS

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT264153005 - 39055 Laives

A first impression

This portion of the house (ground-floor) is located in an internal and quiet area with a totally independent entrance.
The property unit is on three levels above ground, offering three separate apartments connected by a common stairwell, providing privacy and autonomy to each household.
The first real estate unit is located on the ground floor, and consists of: an entrance hall, a spacious living room, a generous eat-in kitchen, a double bedroom, a service bathroom and a master bathroom. The property is equipped with underfloor heating and air conditioning.
The second floor leads to the second unit, consisting of: an entrance hall, a living room/kitchen with balcony and air conditioning, two bedrooms and a master bathroom.
The second and last floor houses the third property and consists of: an entrance hall, living room/kitchen with balcony, two bedrooms and a master bathroom. The property enjoys a large private garden where you can spend relaxing moments with your family or friends.

Property ID: IT264153005 - 39055 Laives

All about the location

The property is located in via Peter Rosegger, close to the "Garden Village" in the municipality of Laives - BZ, in an inner and quiet area of the city. The strategic location of this property allows you to arrive in the center of Laives in a few minutes. the connection to public transport is very direct and convenient, thanks to the bus stop located just a few meters from the property.

Property ID: IT264153005 - 39055 Laives

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Drususallee 265/Viale Druso 265, 39100 Bozen/Bolzano (BZ)
Tel.: +39 0471 20 90 20
E-Mail: bozen@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com