Meran – Merano

Three-room apartment with panoramic terrace on the border between Merano and Lagundo

Property ID: IT264153011



PURCHASE PRICE: 360.000 EUR • LIVING SPACE: ca. 73 m^2 • ROOMS: 3

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At a glance

Property ID	IT264153011
Living Space	ca. 73 m²
Floor	2
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1970
Type of parking	1 x Garage, 45000 EUR (Sale)

Purchase Price	360.000 EUR
Type	Apartment
Total Space	ca. 91 m²
Equipment	Balcony

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Energy Data

Energy Source	Gas
Energy certificate valid until	20.05.2031

Energy Certificate	Energy demand certificate
Final Energy Demand	50 kWh/m²a
Energy efficiency class	A

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The property





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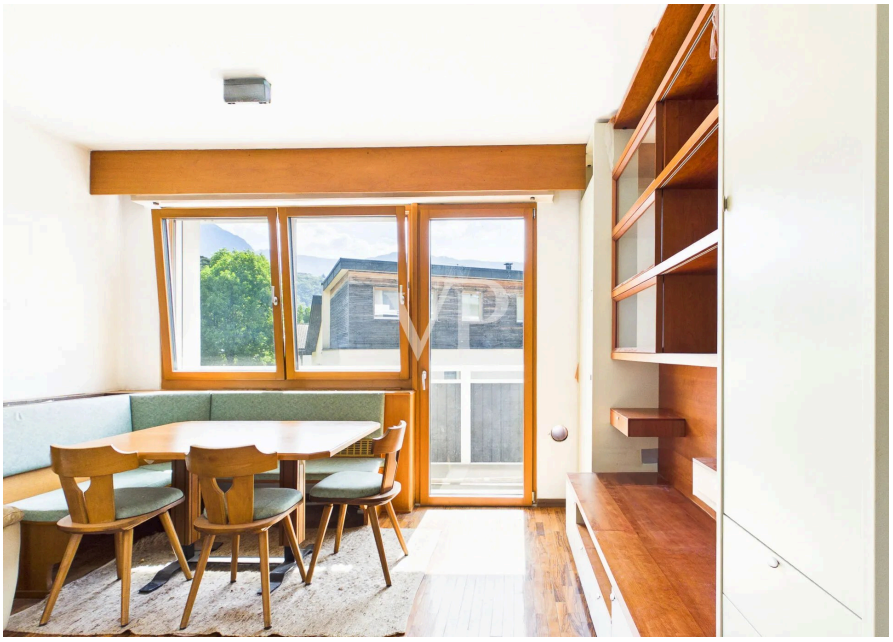
The property





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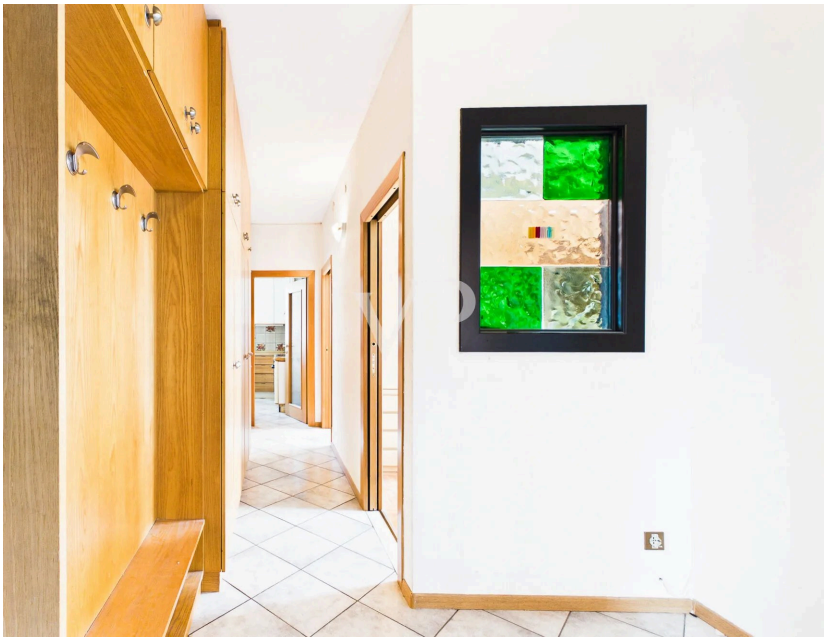




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The property





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The property





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A first impression

The proposed three-room apartment is located on the second floor of an apartment building, on the border between Merano and Lagundo, and has a living area of about 91 m² commercial as well as a large terrace of about 16 m², which offers multiple possibilities for outdoor use. The unit consists of a living-dining area, an abiatable kitchen, two bedrooms and a windowed bathroom; the distribution of space is functional and well usable. The finishes are largely from the era of construction, while the triple-glazed windows and the front door have just been replaced, so the apartment is in good condition overall and offers potential for customization. Particularly relevant is the large balcony, accessible directly from the living room, which creates additional outdoor space in everyday life. The property is suitable both as a first home for couples or small families and as a second home with good connection to the city, with stores, public transportation and the center of Merano reachable in a short time. Separately of can purchase a large garage located in the vicinity of the property.

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All about the location

The strategically ideally located apartment is located in a renovated apartment building on the border between Merano and Lagundo and seamlessly combines an excellent urban connection with a nature-based lifestyle. The lively center of Merano can be reached in just a few minutes, comfortably on foot or by bicycle. Several picturesque routes, such as the picturesque Karl Wolf Street, an idyllic passage through the hospital area or the elegant Goethe Street, lead directly under the historic arcades in about 15 minutes. The immediate proximity to Merano's renowned hospital, as well as numerous shopping and service options within walking distance, underscore the area's high quality of life. The well-known Merano Thermal Baths, a symbol of relaxation and wellness at the highest level, can be reached in about 20 minutes on foot. In terms of mobility, the location is also convincing: a bus stop right in front of the house provides an optimal connection to local public transport, while the train station can be reached in about 15 minutes. The nearby Adige River bike path invites long hikes to Bolzano. The MEBO expressway can be reached in less than 5 minutes and provides excellent supra-regional connectivity. Families especially benefit from the proximity to schools of all grades, including the Karl Wolf secondary school, as well as other primary and upper secondary schools in the surrounding area. In addition, Merano offers a wide range of leisure activities-from the Meranarena to sports facilities to the traditional hippodrome.

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Contact partner

For further information, please contact your contact person:

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