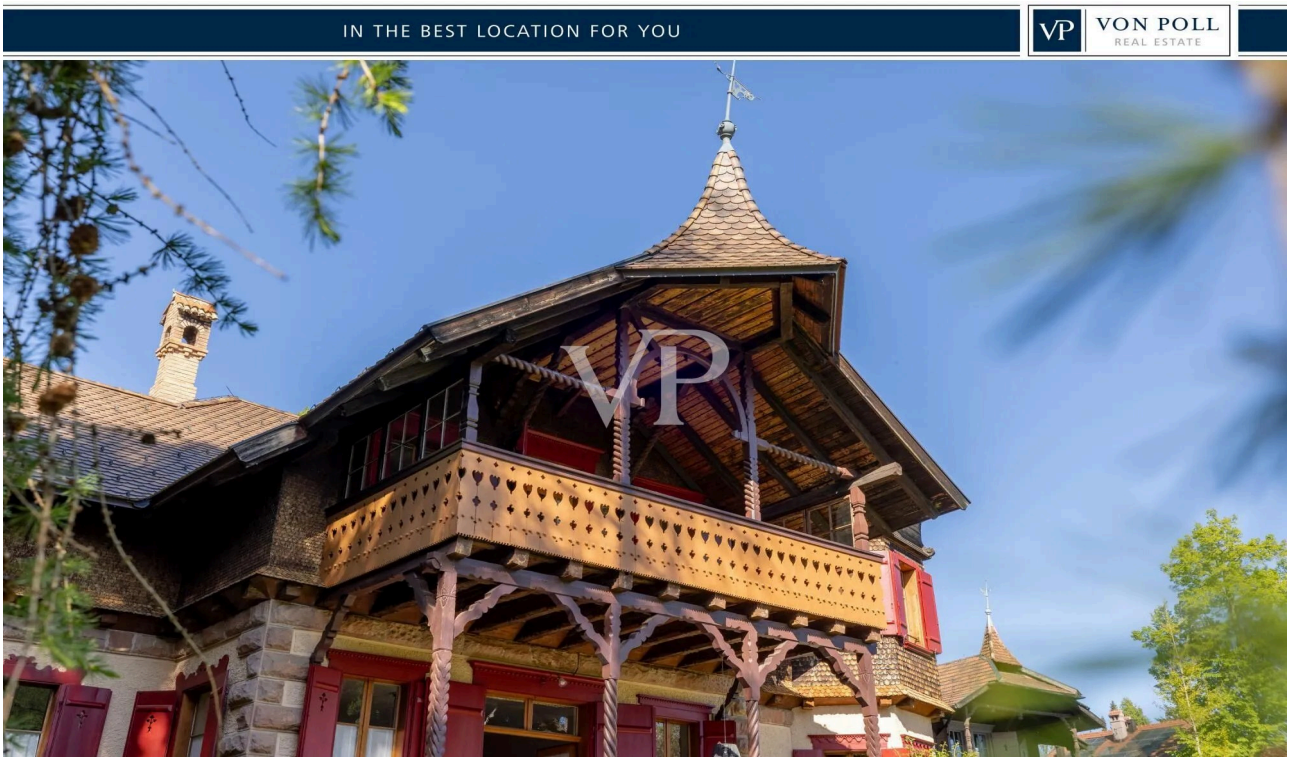
Oberbozen – Südtirol [Trentino-Alto Adige]

Historic villa in Oberbozen

Property ID: IT264153016



PURCHASE PRICE: 0 • LIVING SPACE: ca. 251 m^2 • ROOMS: 9 • LAND AREA: 8405 m^2

Property ID: IT264153016 - 39054 Oberbozen – Südtirol [Trentino-Alto Adige]

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Property ID: IT264153016 - 39054 Oberbozen – Südtirol [Trentino-Alto Adige]

At a glance

Property ID	IT264153016
Living Space	ca. 251 m²
Rooms	9
Bedrooms	5
Bathrooms	3
Year of construction	1898

Purchase Price	Auf Anfrage
House	Single-family house / Detached house
Total Space	ca. 327 m²
Equipment	Terrace, Balcony

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Energy Data

Energy Source	Alternative

Energy Certificate	Energy demand certificate
Final Energy Demand	217 kWh/m²a
Energy efficiency class	E

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The property





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A first impression

The historic "Bergfried" villa in Oberbozen is one of those rare properties that combine architectural authenticity, privacy and an exceptional location in a special way. A prestigious retreat with character - created for people with a sense of substance and lasting values.

The listed villa dating from 1898 extends over two levels with a total net area of approx. 251 m² and offers generous space for stylish living and a sophisticated quality of life. High rooms, original historical elements and the unmistakable atmosphere give the property a charisma that is hard to find in this form today.

Situated at over 1,200 meters above sea level, the villa benefits from a pleasant climate with fresh mountain air and pleasant temperatures even in the summer months - a noticeable advantage over the valley floor. Surrounded by a garden of approx. 2,000 m² and a directly adjacent wooded plot of approx. 6,415 m², the villa offers maximum tranquillity and closeness to nature.

Despite the idyllic location, the connections remain excellent: the cable car to Bolzano/Bozen, the Oberbozen train station and the town center are just a few minutes' walk away. The provincial capital can therefore be reached in no time at all.

The villa is in a very well-kept overall condition and still retains numerous original details from its era. The property is currently used as a summer residence; there is currently no heating system. The district heating pipe already runs in the access road, just a few meters from the building.
Naturally, the property has all primary utilities, including sewerage, fresh water, electricity and a telephone line. There is also a vaulted cellar under the kitchen on the first floor and a spacious attic above the second floor.
It should be particularly emphasized that there are no social ties. This makes the property equally suitable as an exclusive vacation home, a private second residence or a prestigious retreat in the South Tyrolean mountains.

A property for lovers of historic architecture and exceptional real estate - rare, authentic and irreproducible.

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All about the location

This historic villa is located at approx. 1,220 meters above sea level in Oberbozen, one of the most sought-after residential areas on the Rittner high plateau in South Tyrol. The surrounding area is characterized by its peaceful, natural atmosphere and a magnificent view of the surrounding mountain landscape. Oberbozen combines idyllic living with good connections to the nearby provincial capital and at the same time offers a pleasant environment for all those who value relaxation and quality of life.

Particularly noteworthy is the proximity to the Rittner cable car and the Oberbozen train station, which can be reached on foot in just a few minutes. The modern three-cable cable car connects Oberbozen directly with the center of Bolzano and is considered one of the most comfortable commuter connections in South Tyrol. The gondolas run every 4 minutes during the day. The journey time from Soprabolzano to Bolzano is around 12 minutes.

The location is particularly attractive for nature lovers and people looking for a combination of alpine charm, sunny altitude and exclusive living. There are walking and hiking trails, leisure facilities and the most important everyday amenities in the immediate vicinity.

This location therefore combines tranquillity, closeness to nature and a very good quality of living in an ideal way.

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Contact partner

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