Certosa – Senales

A detached chalet nestled in the tranquility of Val Senales

Property ID: IT264153099



PURCHASE PRICE: 549.000 EUR • LIVING SPACE: ca. 170 m^2 • ROOMS: 5

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At a glance

Property ID	IT264153099
Living Space	ca. 170 m²
Rooms	5
Bedrooms	3
Bathrooms	2
Type of parking	1 x Other

Purchase Price	549.000 EUR
House	Chalet
Total Space	ca. 170 m²

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Energy Data

Energy Source	wood
Energy certificate valid until	20.01.2035

Energy Certificate	Energy demand certificate
Final Energy Demand	180 kWh/m²a
Energy efficiency class	G

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The property





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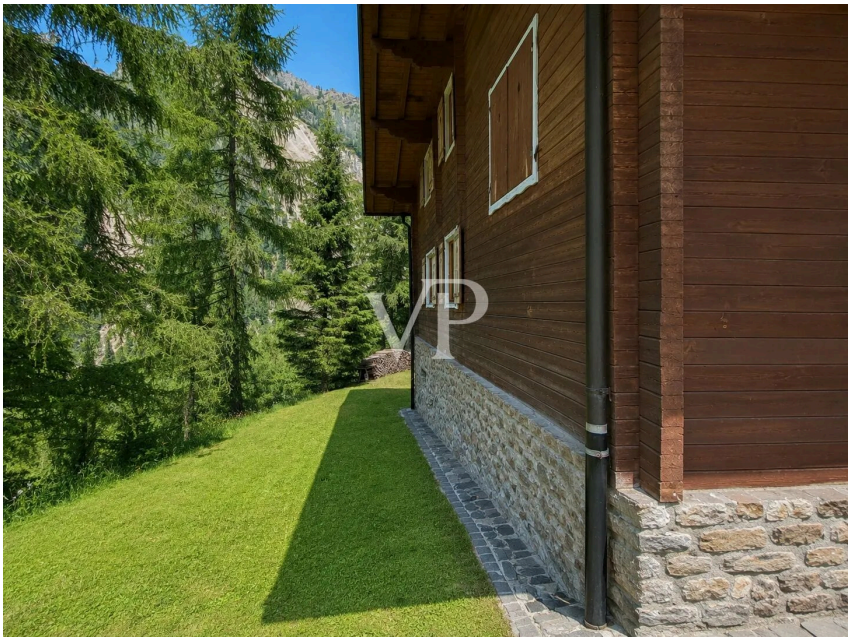
The property





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A first impression

Where the mountains are still unspoiled: a detached chalet in the heart of Val Senales.
There are places you visit for a few days, and places that, once discovered, make you want to stay. This chalet in Certosa, in the heart of Val Senales, falls into the latter category.
Nestled in one of South Tyrol's most captivating natural settings, this approximately 170-square-meter chalet offers the perfect balance of living comfort, Alpine charm, and quality of life.
On the ground floor, you're greeted by a spacious living room dominated by a splendid majolica stove—the true heart of the home and the ideal gathering spot on cooler days. From here, you have direct access to a large terrace—an extraordinary space where you can relax in the sun, host outdoor dinners, or simply let yourself be captivated by the silence and beauty of the surrounding landscape.
The separate, functional open-concept kitchen is designed for those who love to experience home life in an authentic and convivial way. A convenient guest bathroom completes this floor.
A staircase leads to the sleeping area, which features three bedrooms, a study ideal for remote work or hobbies, and a second bathroom that ensures comfort and convenience for the whole family.
The basement features a large wine cellar and a convenient garage—valuable spaces that further enhance the property's functionality.
The property is in excellent condition and is partially furnished, ready to move into immediately while retaining its warm and welcoming character.
Its location is one of its greatest strengths. Certosa is one of the most picturesque villages in Val Senales, surrounded by mountains, forests, and landscapes that change color with the seasons. Just a few minutes away are the ski slopes of Val Senales and numerous hiking trails, making this area a prime destination for nature lovers and outdoor enthusiasts.
Here, time seems to pass at a different pace. Days begin with the scent of the woods and end with the silence of the mountains—a privilege that is becoming increasingly rare.
If you're looking for a home that offers authentic experiences, privacy, and daily contact with nature, this chalet is well worth discovering in person.

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All about the location

Via Certosa 45 is located in the picturesque village of Certosa (Karthaus), one of the most charming and authentic towns in the Senales Valley. Nestled in an alpine landscape of extraordinary beauty, this area is an ideal choice for those who wish to live in close contact with nature, far from traffic and the hectic pace of city life. The area's main highlights are:
A unique natural setting, surrounded by mountains, forests, and meadows that offer spectacular views in every season of the year.
An exclusive and secluded atmosphere, perfect for those seeking tranquility, privacy, and quality of life.
Certosa is one of South Tyrol's most picturesque villages, built around the ancient Certosa di Senales monastery, which lends the town a unique historical and cultural charm.
Direct access to numerous hiking trails, mountain bike routes, and nature trails among the most beautiful in the region.
Proximity to the Val Senales Glacier Ski Area, a popular destination both in winter and during the summer season.
An ideal setting for lovers of sports, the mountains, and outdoor activities.
Excellent sun exposure and particularly healthy air thanks to the altitude and the presence of vast, unspoiled green spaces.
Convenient connections to the valley floor and the city of Merano, which is about a 30-minute drive away.
An area highly prized by those seeking a prestigious second home or a residence surrounded by nature.
An authentic living environment where Alpine tradition, landscape, and tranquility coexist harmoniously.
One of the most cherished aspects of Certosa is the feeling of living in a place untouched by time, where silence, nature, and the rhythms of the mountains become an integral part of daily life.
Overall, Via Certosa is one of the most picturesque locations in Val Senales: an area that offers privacy, extraordinary landscapes, and an authentic connection with nature, while maintaining good access to the valley's main amenities and to Merano.

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Contact partner

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