Avelengo – Südtirol [Trentino-Alto Adige]

Where silence has value: exclusive chalet with large private grounds

Property ID: IT264153185



PURCHASE PRICE: 0 • LIVING SPACE: ca. 140 m^2

Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

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

Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

At a glance

Property ID	IT264153185	Purchase Price	Auf Anfrage
Living Space	ca. 140 m²	House	Chalet
Bedrooms	4	Total Space	ca. 214 m²
Bathrooms	2	Usable Space	ca. 174 m²
Year of construction	1965		
Type of parking	3 x Other		

Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Power Source	Gas	Energy efficiency class	G

Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

The property





Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

The property





Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

The property

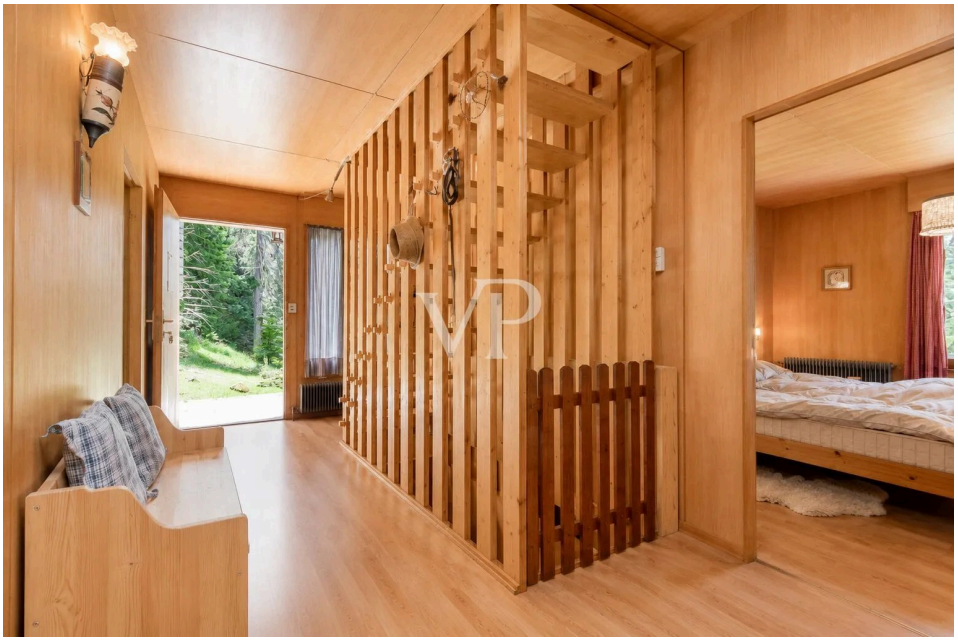




Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

The property





Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

The property





Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

The property





Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

The property





Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

The property





Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

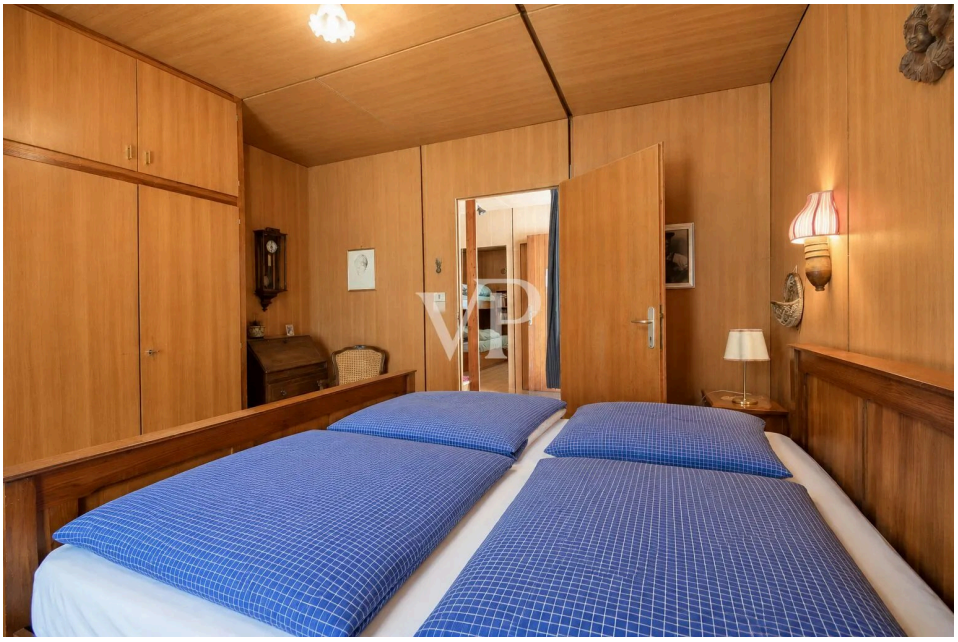
The property





Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

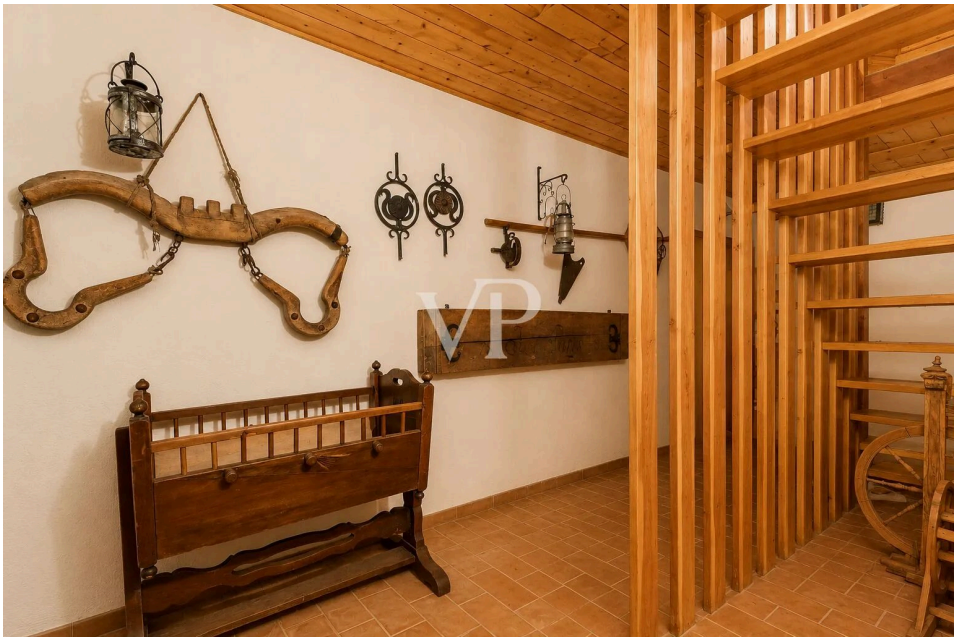
The property





Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

The property





Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

The property





Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

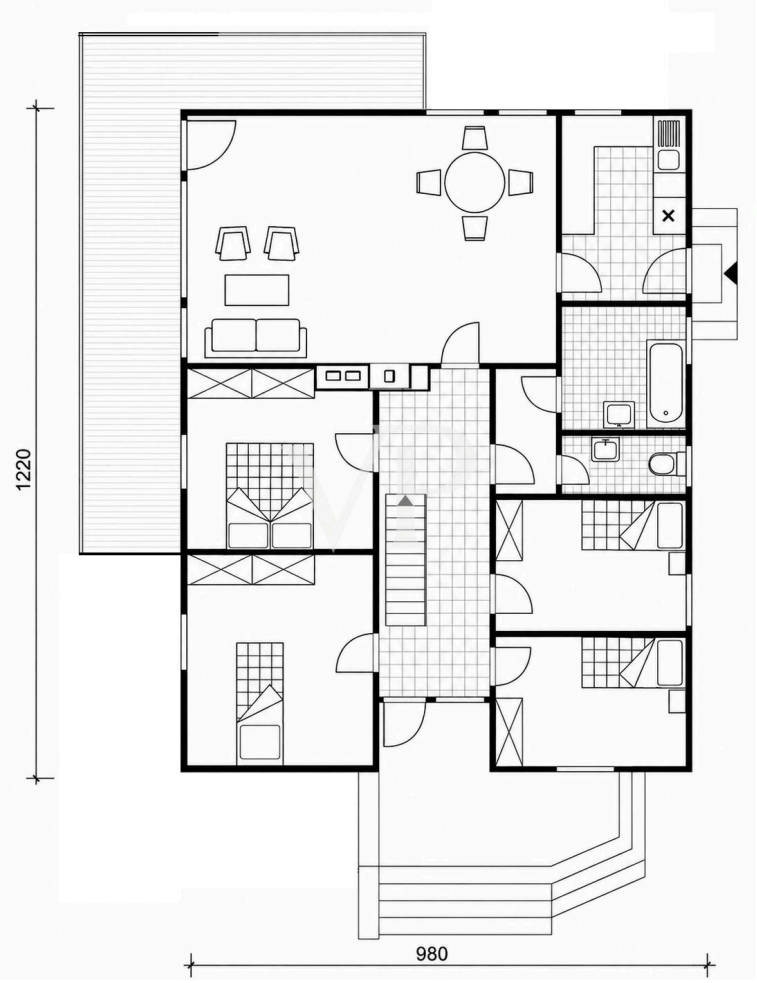
The property





Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

Floor plans



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: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

A first impression

Rarity nestled among meadows and forests: In the heart of one of South Tyrol's most picturesque landscapes, nestled among pristine forests and meadows, stands this extraordinary chalet: a place where tranquility, privacy and the Alpine way of life come together in perfect harmony.

Situated on a large plot of about 4,000 m², the property offers an authentic private oasis surrounded by nature. The location guarantees absolute privacy and an atmosphere of rare serenity, where the alpine panorama, pure mountain air and the silence of nature create a context of extraordinary living quality.

The property is located at about 1,300 meters above sea level, a location particularly prized for its healthy and pleasant alpine climate. The pure, crystal-clear mountain air, together with the tranquil surroundings, contribute significantly to well-being and energy recovery.

The chalet retains all the charm of traditional Alpine architecture and is distinguished by the warm and welcoming atmosphere that characterizes the interior spaces. Natural materials, generous spaces and authentic details give the property an elegant yet intimate character.

The heart of the house is represented by the large living area with fireplace, perfect for moments of conviviality and relaxation. Large openings to the outside allow natural light to enhance the spaces and create a harmonious connection between the interior and the surrounding landscape. The sunny terrace invites you to spend pleasant moments in the open air, enjoying the tranquility and views of nature.

Three bedrooms provide comfort and space for family and guests, making the chalet ideal both as a private residence and as an exclusive vacation home. The lower floor also contains a versatile room that can be used as a hobby area, wellness space, private gym or creative studio.

The location above Merano is among the most desirable in South Tyrol. The nearby village of Hafling is known for its wonderful sunny exposure, spectacular views, and high quality of life. Also just minutes away is the Merano 2000 ski and hiking area, one of the region's most popular destinations for year-round outdoor activities.

Despite the extraordinary tranquility, the center of the spa town of Merano, with its fine restaurants, boutiques, and cultural offerings, is within easy reach.

This property represents more than just a house: it is an exclusive alpine retreat

designed for those who wish to experience nature authentically, without sacrificing comfort and elegance.

Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

All about the location

Via Falzeben is located in one of the most charming and sought-after locations on the plateau of Avelengo, above Merano, in an extraordinarily beautiful natural setting of the mountains surrounding the Merano basin. This area is particularly popular with those who want to live immersed in nature without sacrificing proximity to the main services and the city.
Among the main strengths of the area:
Privileged panoramic position with wide views of the South Tyrolean mountains and the Merano valley.
Exclusive natural setting, characterized by forests, alpine meadows and unspoiled landscapes that provide tranquility and privacy throughout the year.
Falzeben is considered one of the main gateways to the Merano 2000 hiking and skiing area, one of South Tyrol's most popular destinations.
Numerous hiking, walking and mountain biking trails start directly from the area, making it ideal for outdoor enthusiasts.
In winter, ski lifts and toboggan runs are easily accessible within minutes.
Authentic mountain atmosphere with traditional farms, alpine huts and a particularly high quality of life. Pleasant climate during the summer season, thanks to cooler temperatures than on the valley floor.
Haflinger is renowned for breeding the famous Haflinger horses and for its strong connection to South Tyrolean traditions.
Merano and its attractions, including the thermal baths, historic center, and main services, can be reached in about 15 to 20 minutes by car.
Popular area both as a private residence and as a second home, thanks to the combination of exclusivity, nature and proximity to the city.
One of the most appreciated aspects of Falzeben is the feeling of living in an authentic alpine environment, where silence, clean air and views become an integral part of everyday life.
All in all, Via Falzeben represents one of the most prestigious locations in the Merano area for those looking for a property surrounded by nature, with extraordinary views, great privacy and direct access to one of the most beautiful mountain areas in South Tyrol.

Property ID: IT264153185 - 39010 Avelengo – Südtirol [Trentino-Alto Adige]

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