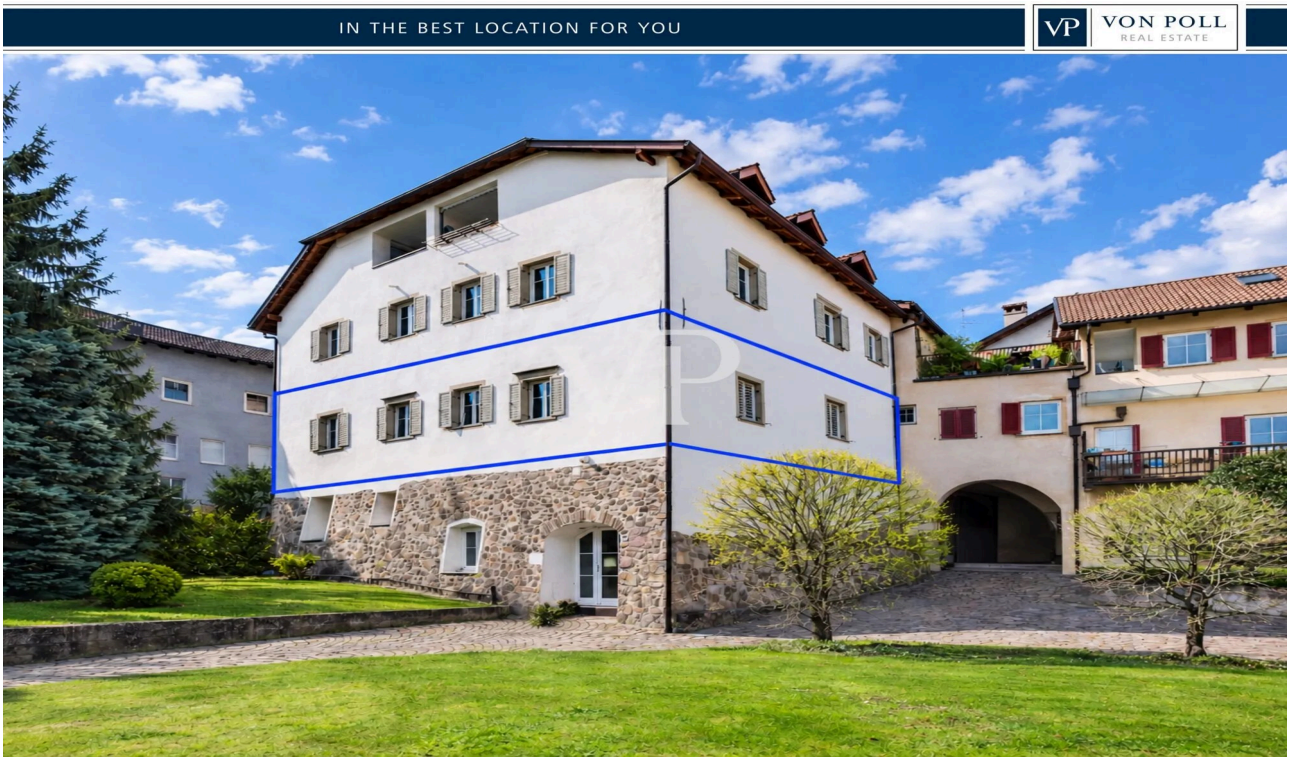
Appiano s.s.d.v. – Bolzano

Spacious apartment in the center of Eppan

Property ID: IT264153269



PURCHASE PRICE: 649.000 EUR • LIVING SPACE: ca. 180 m^2 • ROOMS: 7

Property ID: IT264153269 - 39057 Appiano s.s.d.v. – Bolzano

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

Property ID: IT264153269 - 39057 Appiano s.s.d.v. – Bolzano

At a glance

Property ID	IT264153269
Living Space	ca. 180 m²
Floor	1
Rooms	7
Bedrooms	5
Bathrooms	3
Year of construction	1750
Type of parking	2 x Garage

Purchase Price	649.000 EUR
Type	Apartment
Total Space	ca. 230 m²
Condition of property	Well-maintained
Usable Space	ca. 200 m²
Equipment	Fireplace

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Energy Data

Energy Source	Gas
Energy certificate valid until	22.02.2032

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

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The property





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The property

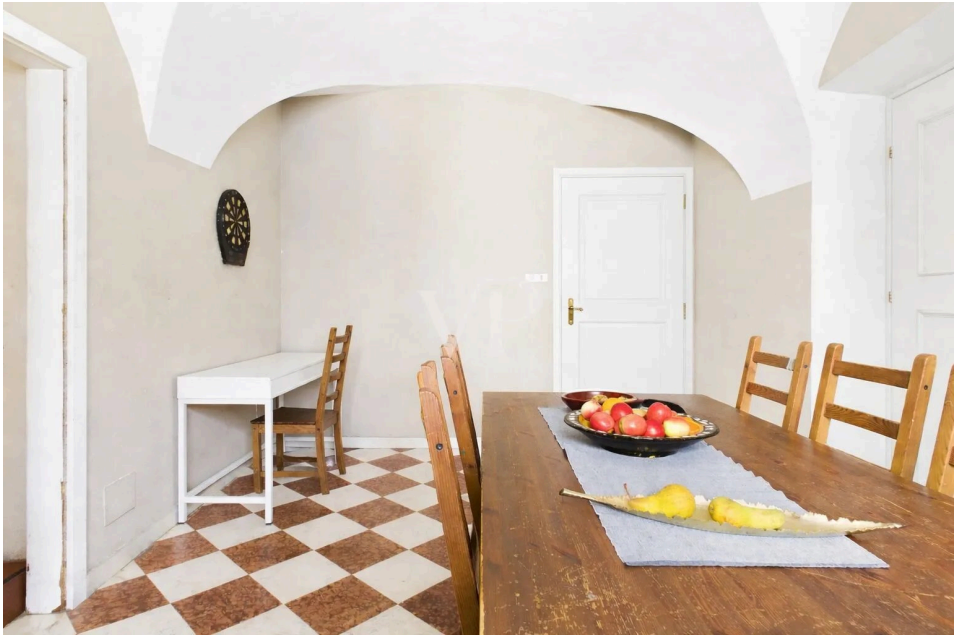




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The property





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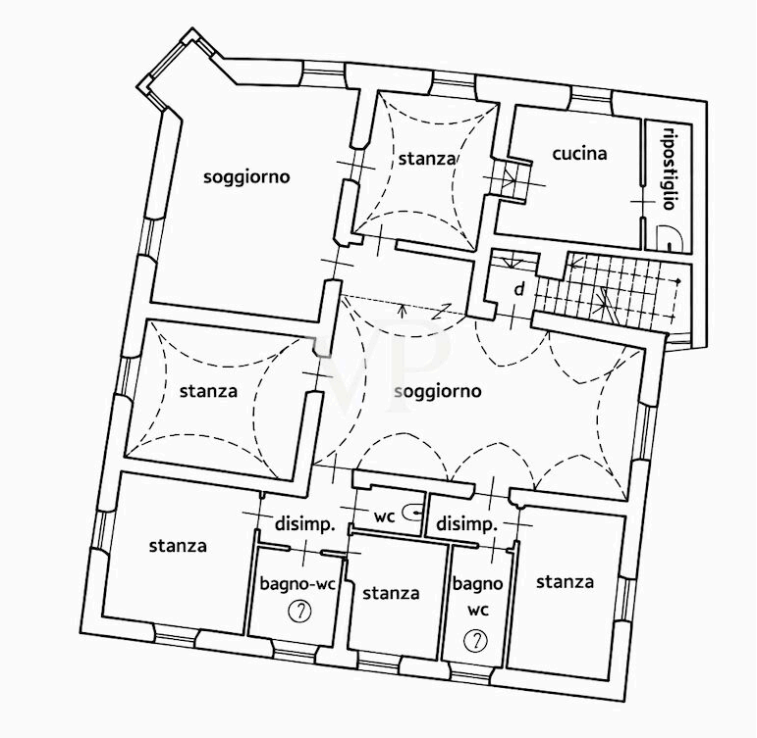
The property





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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: IT264153269 - 39057 Appiano s.s.d.v. – Bolzano

A first impression

In the heart of Eppan, one of the most charming villages in South Tyrol, known for its castles, excellent quality of life and an absolutely prestigious wine tradition, we offer for sale an apartment of great historical charm, located on the second floor of a building dating back to the mid-18th century.

The property retains an authentic and rare character, enhanced by vaulted ceilings that enhance its period charm and architectural importance. The apartment, internally in need of renovation, represents an opportunity of considerable value for those who wish to create a representative residence or a residence of great personality, combining history, elegance and living comfort.

Free on four sides, it enjoys excellent natural light and a pleasant airiness of the rooms. The internal distribution offers an entrance hall, a large living room, a kitchen, a dining room, five bedrooms and three bathrooms, with generous spaces that lend themselves to multiple design solutions.

Two garage cars (70,000 euros extra) and a cellar complete the property.

The facade and roof were renovated in 2022, an element that further enhances the property and allows it to focus on interior redevelopment, preserving and reinterpreting its extraordinary historic character.

A property of undisputed charm, set in a unique context, among landscape, culture and tradition, in one of the most appreciated locations in the South Tyrolean territory.

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Details of amenities

- Two car garage
- Cellar
- Fireplace
- Renovated facade and roof
- Quiet
-Panorama

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All about the location

Located in Eppan on the Wine Road, in one of the most sought-after locations in South Tyrol, the property is set in a charming residential context, amid vineyards, castles, and fine landscapes. Appiano is particularly appreciated for its high quality of life, tranquility, services and proximity to Bolzano, offering a perfect balance between privacy, comfort and the beauty of the area.

Property ID: IT264153269 - 39057 Appiano s.s.d.v. – Bolzano

Contact partner

For further information, please contact your contact person:

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