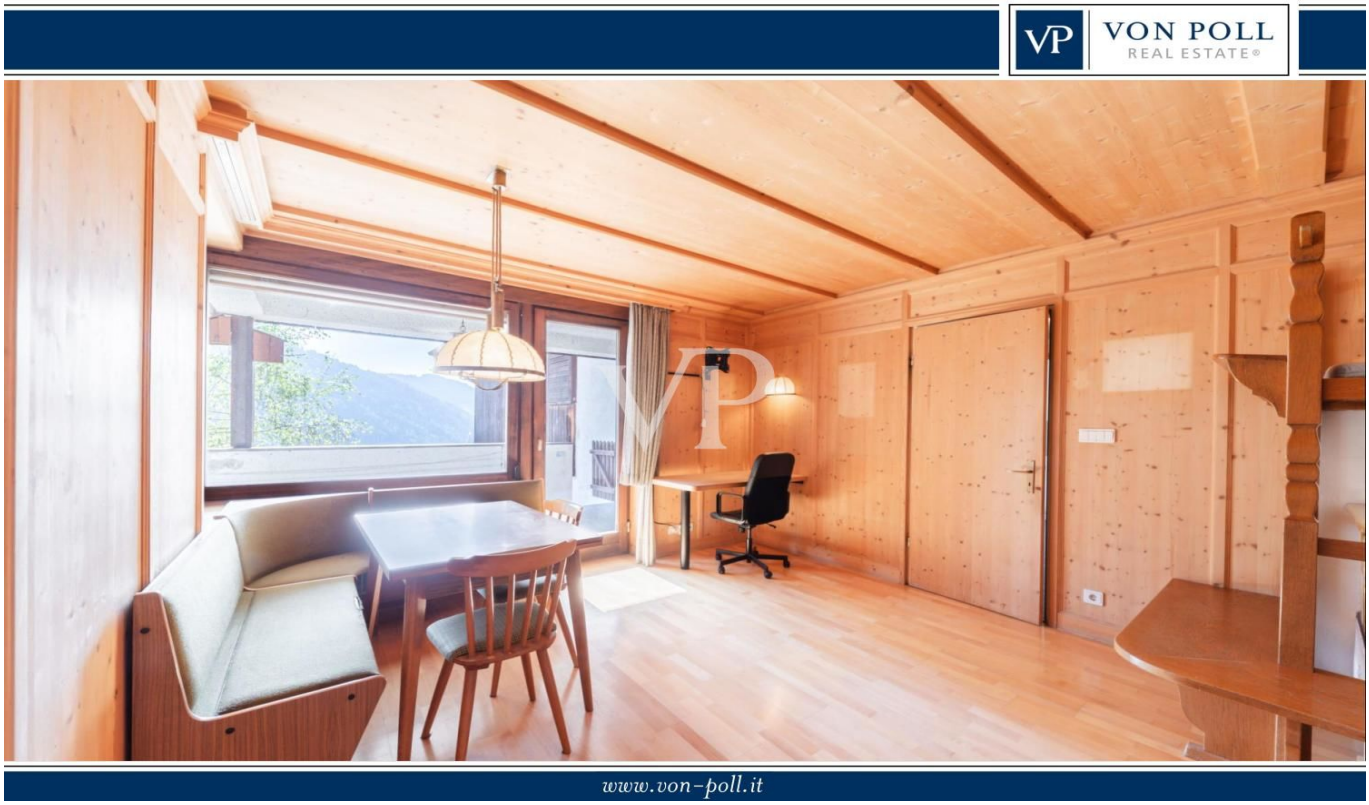
Tiers / Tires – Südtirol [Trentino-Alto Adige]

Spacious terraced house in a quiet, sunny location close to the center

Property ID: IT254151858



PURCHASE PRICE: 357.000 EUR • **LIVING SPACE:** ca. 112 m^2 • **ROOMS:** 5

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At a glance

Property ID	IT254151858
Living Space	ca. 112 m²
Rooms	5
Bedrooms	4
Bathrooms	2
Year of construction	1976
Type of parking	1 x Garage

Purchase Price	357.000 EUR
Commission	Subject to commission
Total Space	ca. 177 m²
Usable Space	ca. 162 m²
Equipment	Terrace, Balcony

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Energy Data

Type of heating	District heating
Energy Source	Remote
Energy certificate valid until	26.09.2024

Energy Certificate	Energy demand certificate
Final Energy Demand	75.00 kWh/m²a
Energy efficiency class	B

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The property

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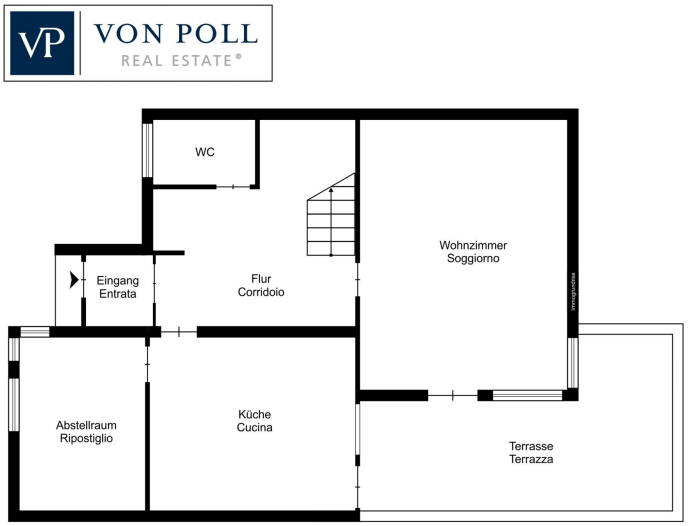
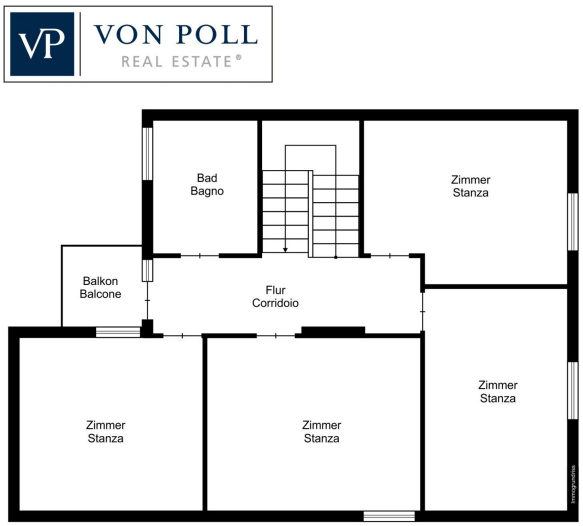
Floor plans





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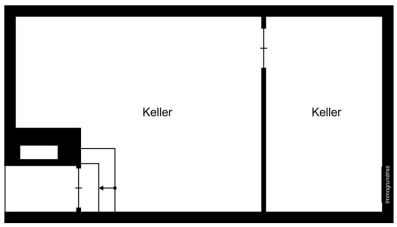

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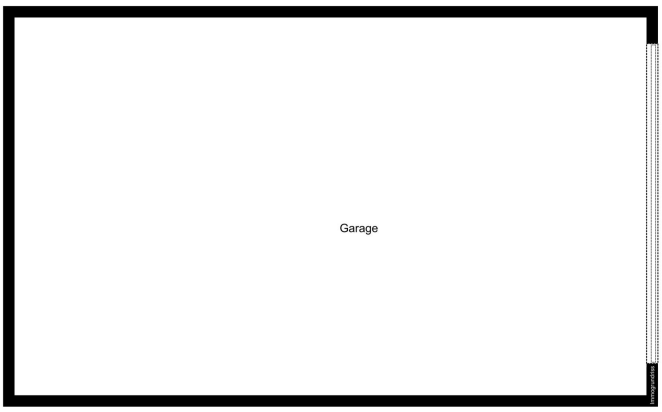

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

This well-kept terraced house is for sale in an idyllic and sunny location in Tiers am Rosengarten, just a few steps from the village center. The property offers plenty of space for families and boasts a quiet location, a wonderful garden and a spacious terrace with spectacular views. Features of the house: -Large living space distributed over levels + basement -Sunny terrace with beautiful views -Quiet location, yet close to the center -Garden for relaxing hours outdoors -Practical garage and spacious cellar On the first floor, you are greeted by a spacious entrance area with a checkroom. The spacious eat-in kitchen is equipped with a practical storage room or pantry and offers enough space for culinary activities. The cozy, paneled living room creates a pleasant atmosphere and, like the kitchen, has direct access to the spacious terrace, which offers a wonderful view. An additional daytime WC functionally rounds off the first floor. Below the terrace is the well-tended garden, which invites you to relax. An internal staircase leads to the upper floor, where there are four spacious bedrooms. These offer enough space for a large family or guests. The bathroom, equipped with a window, provides plenty of natural light. From the hallway and one of the bedrooms, you can access a balcony, which offers additional open space. The basement completes the offer of the house with a spacious cellar, which offers plenty of storage space for all needs. There is also a garage below the house, which provides covered and sheltered parking. The terraced house is in a well-kept condition, corresponding to the year of construction 1976. It is available immediately and is ideal for families or as a vacation home. This charming terraced house in Tiers am Rosengarten offers a perfect combination of spacious living, a sunny location and a life close to nature. Contact us today for more information and to arrange a viewing.

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Details of amenities

-The terraced house is connected to the district heating system.
-The garden is registered in the land register as common property and is not used by any other neighbors.
-In addition to the garage, there are further parking spaces in the immediate vicinity.

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All about the location

Tiers am Rosengarten - Living in the heart of the Dolomites The idyllic municipality of Tiers am Rosengarten is nestled in the breathtaking landscape of the Dolomites, a UNESCO World Heritage Site. Tiers is located at an altitude of around 1,000 meters and offers a picturesque panorama of the imposing Rosengarten, which is famous for its spectacular rock formations and the unique alpenglow at sunset. The municipality is part of the Schlern-Rosengarten Nature Park and is an ideal starting point for nature lovers and those seeking peace and quiet. Nature and leisure: Tiers is the perfect destination for anyone who loves nature. Numerous hiking trails and mountain tours lead through the unspoiled nature of the Sciliar-Catinaccio Nature Park. Whether leisurely walks, challenging hikes or mountain climbing - there is something for everyone. In winter, the surrounding area turns into a paradise for skiers, cross-country skiers and snowshoe hikers. The nearby Carezza ski area offers ideal conditions for both beginners and experienced winter sports enthusiasts. Quality of life and relaxation: The quiet and sunny location of Tiers am Rosengarten offers the highest quality of life for its residents. Away from the hustle and bustle of the city, you can enjoy nature to the full and find peace and quiet here. At the same time, Bolzano is very easy to reach by car (approx. 25 minutes), so you can enjoy all the advantages of urban infrastructure without sacrificing the peace and beauty of country life. Culture and tradition: Tiers is rich in cultural heritage and South Tyrolean traditions. The municipality cultivates its customs throughout the year with various festivals and events. The close connection to nature and the connection to the regional culture make Tiers a place where life can be lived in harmony with its surroundings. Tiers am Rosengarten is a place that combines tranquillity, nature and a traditional way of life. The proximity to the mountains, the unspoiled nature and the healthy climate make this municipality one of the most desirable places to live in South Tyrol. Whether as a vacation apartment or a permanent residence - here you can live in the heart of one of the most beautiful regions of the Dolomites.

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Contact partner

For further information, please contact your contact person:

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