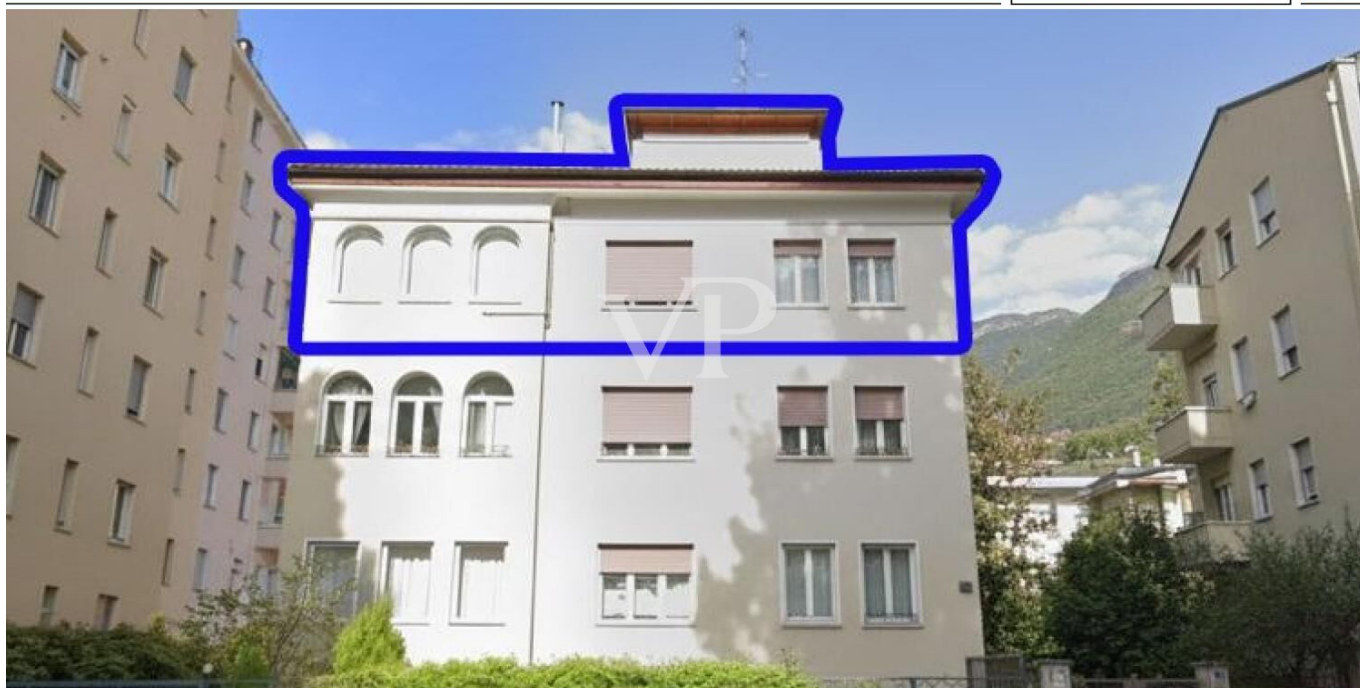


Bolzano

## Prestigious top floor with garage and Catinaccio view

Property ID: IT254152431



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 0 EUR • LIVING SPACE: ca. 173 m<sup>2</sup> • ROOMS: 4

Property ID: IT254152431 - 39100 Bolzano

- At a glance
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- Energy Data
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- Contact partner

Property ID: IT254152431 - 39100 Bolzano

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254152431 |
| Living Space         | ca. 173 m²  |
| Floor                | 3           |
| Rooms                | 4           |
| Bedrooms             | 3           |
| Bathrooms            | 3           |
| Year of construction | 1932        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | On request            |
| Commission     | Subject to commission |
| Total Space    | ca. 216 m²            |
| Equipment      | Fireplace, Balcony    |

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## Energy Data

|                                |                              |                                                      |                           |
|--------------------------------|------------------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Single-storey heating system | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Gas                          | Final Energy Demand                                  | 70.00 kWh/m²a             |
| Energy certificate valid until | 05.09.2035                   | Energy efficiency class                              | B                         |
| Power Source                   | Gas                          | Year of construction according to energy certificate | 2017                      |

Property ID: IT254152431 - 39100 Bolzano

## The property



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## The property



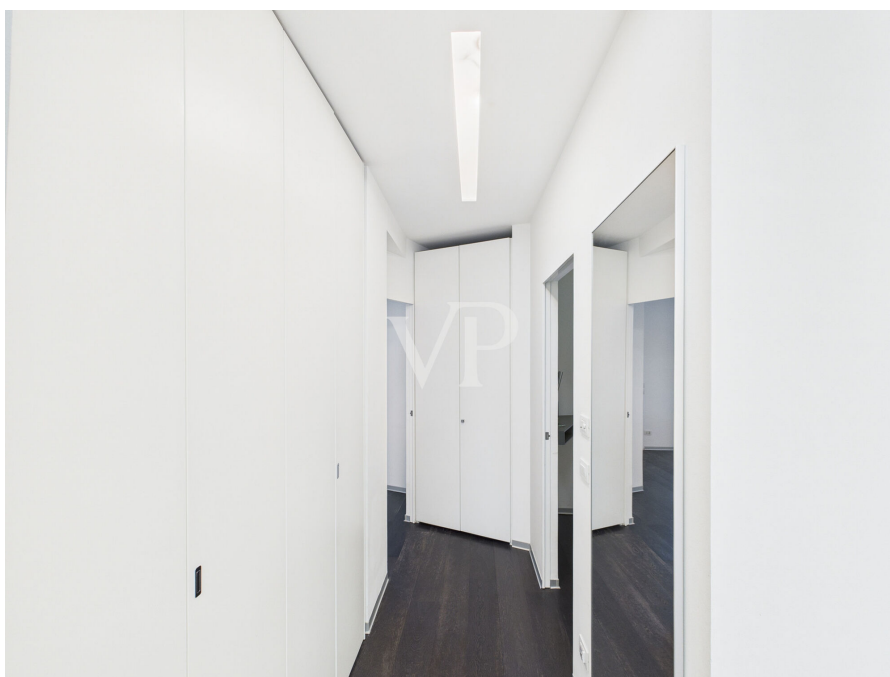
Property ID: IT254152431 - 39100 Bolzano

## The property



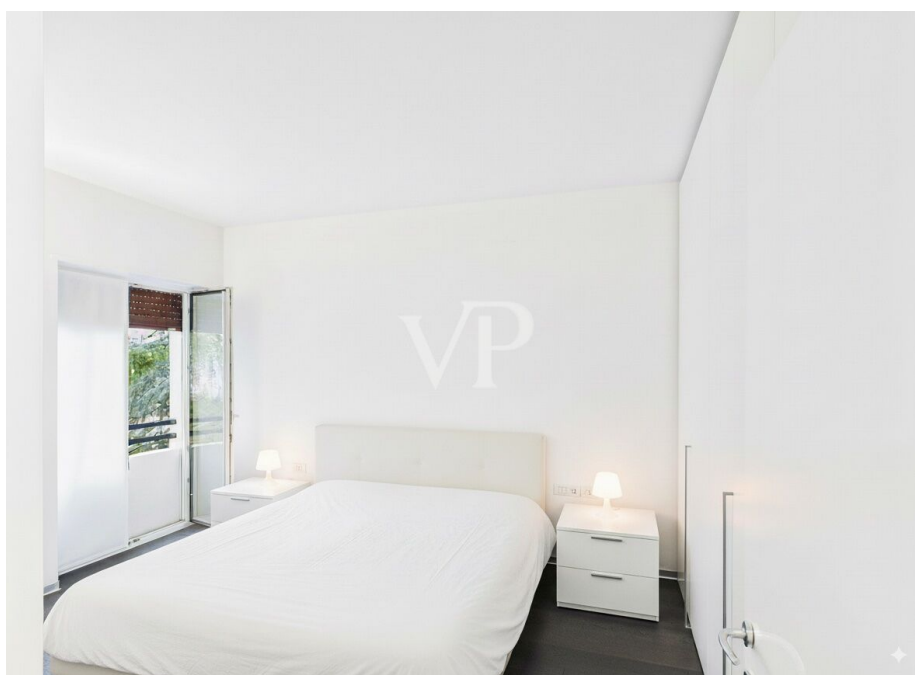
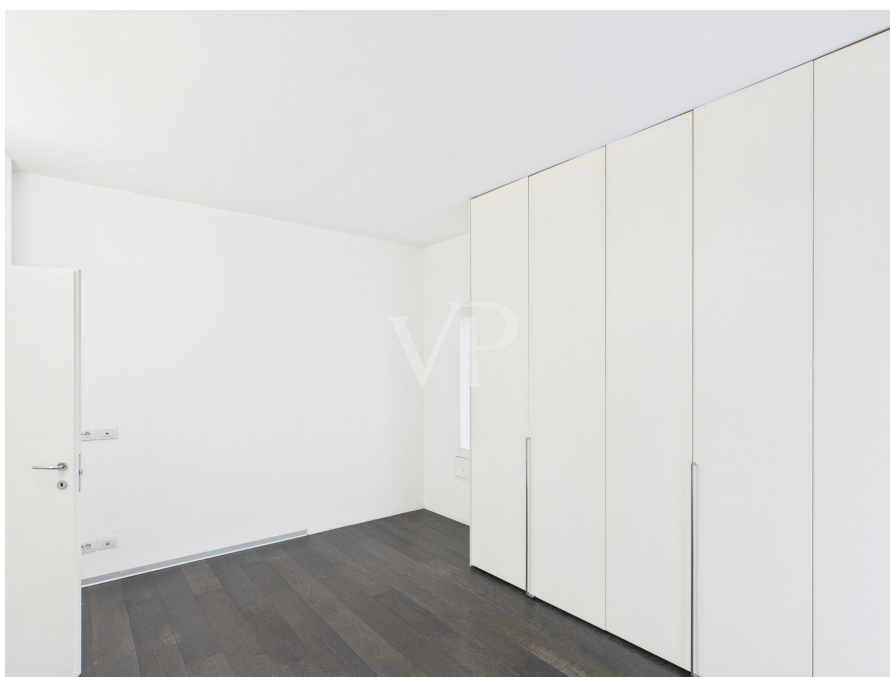
Property ID: IT254152431 - 39100 Bolzano

## The property



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## The property



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## The property



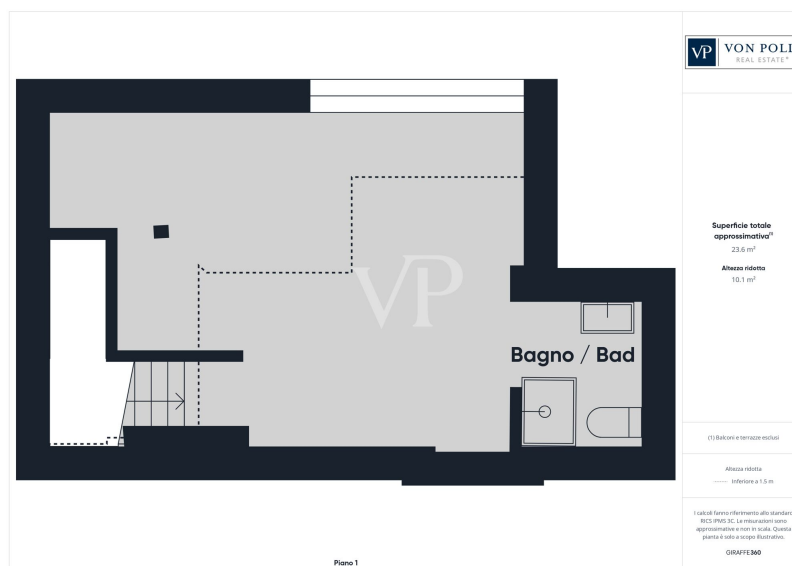
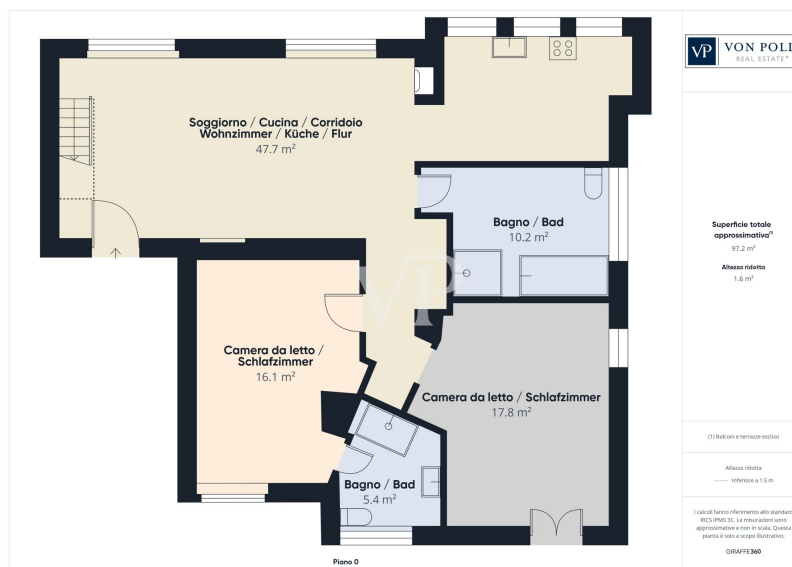
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## The property



Property ID: IT254152431 - 39100 Bolzano

## 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: IT254152431 - 39100 Bolzano

## A first impression

Gries - Top floor on two levels in historic building from 1932, completely renovated in modern style, spacious and bright spaces. Certified wood-burning fireplace, underfloor heating system adjustable from individual rooms. Jacuzzi, steam cabin with chrome therapy, laundry area, three bedrooms, three large and finely furnished bathrooms, complete with every comfort. Quiet property surrounded by greenery. Private parking spaces with exclusive access and private garden all within walking distance of the historic center.

Another great advantage of this top floor is the large private garden with an area of 130 m<sup>2</sup>. The property is sold fully furnished. The wonderful view of the Rosengarten mountain range perfectly complements the living feeling.

Property ID: IT254152431 - 39100 Bolzano

## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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