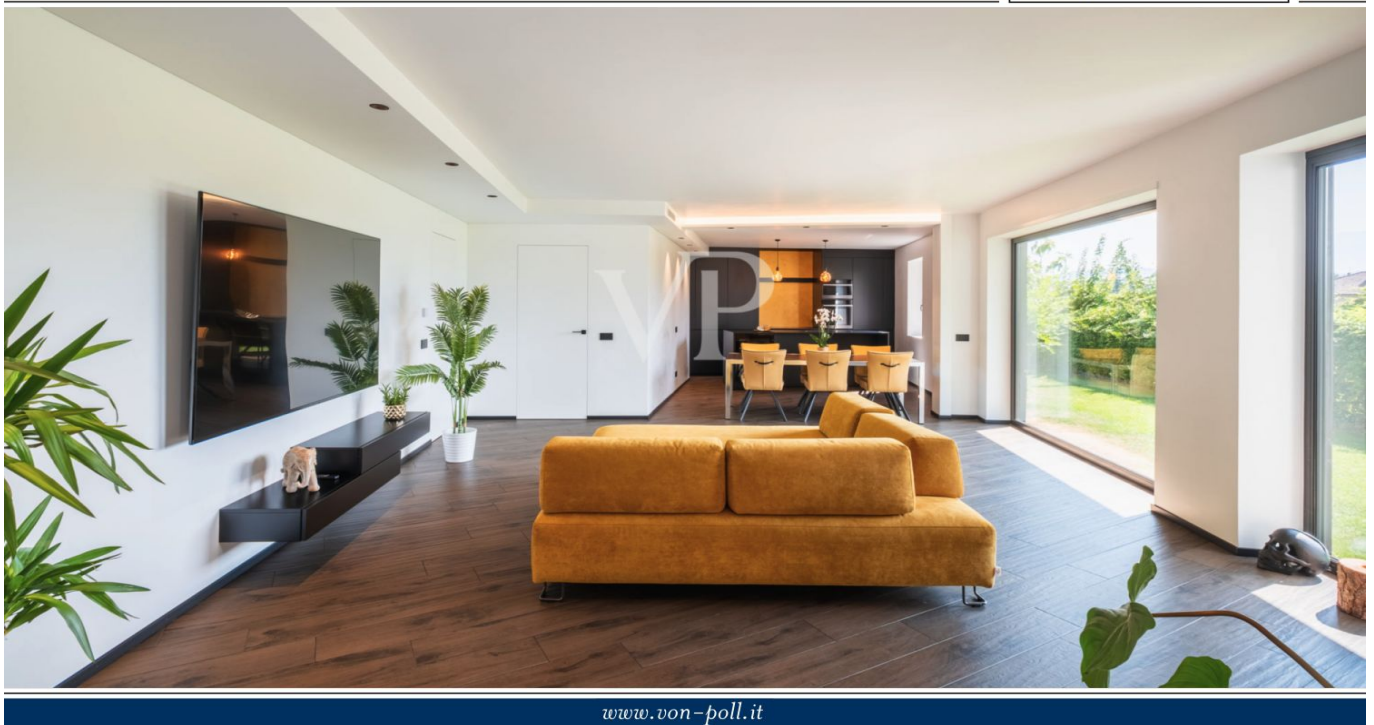


Bolzano

# Modern apartment with garden in sought-after setting

Property ID: IT254151819



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

**PURCHASE PRICE: 1.100.000 EUR • LIVING SPACE: ca. 100,06 m<sup>2</sup> • ROOMS: 3**

Property ID: IT254151819 - 39100 Bolzano

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Property ID: IT254151819 - 39100 Bolzano

## At a glance

Property ID	IT254151819	Purchase Price	1.100.000 EUR
Living Space	ca. 100,06 m <sup>2</sup>	Commission	subject to commission
Rooms	3	Total Space	ca. 145 m <sup>2</sup>
Bedrooms	2		
Bathrooms	2		

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## Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.10.2034	Final Energy Demand	101.30 kWh/m <sup>2</sup> a
Power Source	Gas	Energy efficiency class	D

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## The property





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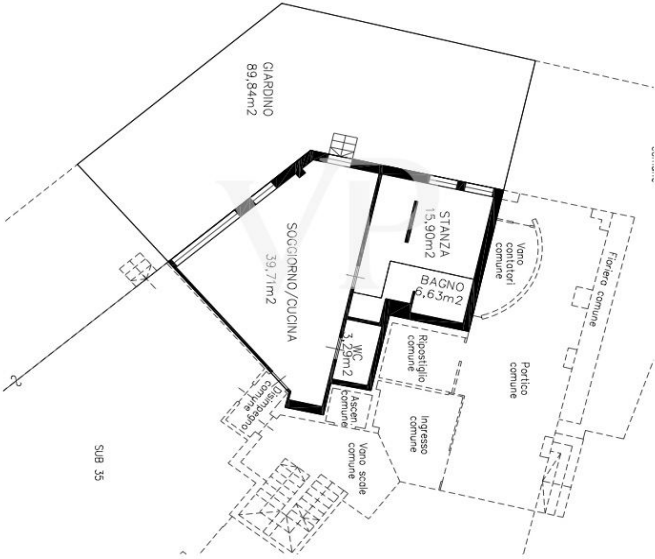
## The property

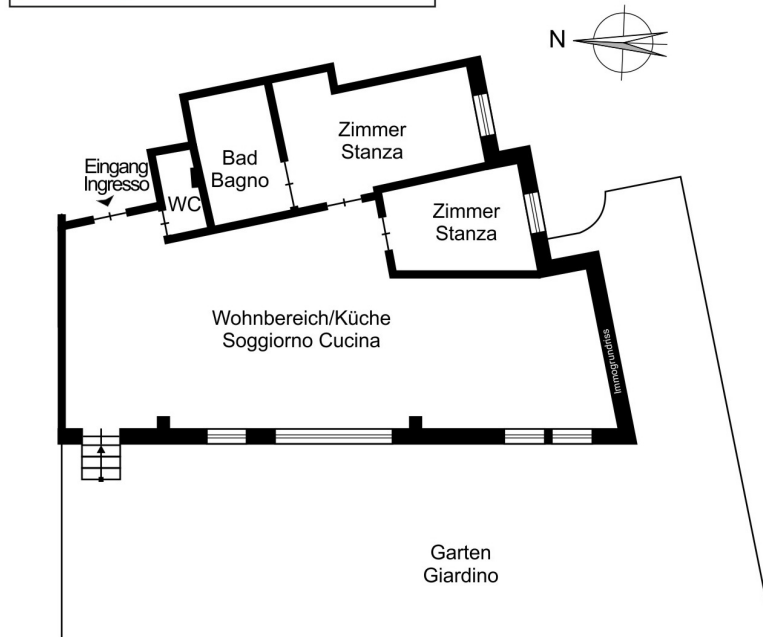




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# Floor plans





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.

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## A first impression

Inserted in the heart of Gries with a stunning view of the vineyards this property represents the ideal purchase for those looking for a modern property, lots of sunshine and experiencing the garden as is rarely possible. In fact, the apartment is located on the ground floor of a small building and was expertly and completely renovated in 2023. The unobstructed view combined with privacy from both the apartment and the garden is a distinguishing feature of this property. A majestic living room with large windows welcomes with great impact those who enter the property. A sought-after master bedroom with en suite bathroom, a single bedroom, and a service bathroom complete the property. In the basement there is a double garage with mezzanine, included in the price.



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## All about the location

Via Penegal, in Bolzano's Gries neighborhood, is certainly one of the most sought-after streets in the Bolzano real estate market. Its tranquility and unobstructed views of greenery and mountains make one think of being on vacation. A few hundred meters away is the Gries Square with all major services, such as banks, pharmacies, supermarkets and bus stops. The area is also excellently served in terms of schools. The historic center is only 1.3 km away and can be reached comfortably by bicycle, thanks to the presence of bicycle paths. The 'hospital of Bolzano di reached quickly in just 2.1 km, while the airport in 7km.

Property ID: IT254151819 - 39100 Bolzano

## Contact partner

For further information, please contact your contact person:

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*To Disclaimer of von Poll Immobilien GmbH*

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