Algund

# Villa with lifestyle and fascinating views

***Property ID: IT254152139***

**LIVING SPACE:** ca. 266 m² • **ROOMS:** 7 • **LAND AREA:** 1.442 m²

**Property ID: IT254152139 - 39022 Algund**


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# At a glance

| | |
|---|---|
| Property ID | IT254152139 |
| Living Space | ca. 266 m² |
| Rooms | 7 |
| Bedrooms | 5 |
| Bathrooms | 4 |
| Type of parking | 5 x Outdoor parking space, 4 x Garage |

| | |
|---|---|
| Purchase Price | On request |
| Commission | Provisionspflichtig |
| Total Space | ca. 748 m² |
| Equipment | Terrace, Swimming pool, Sauna |

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# Energy Data

| | |
|---|---|
| Energy Source | Gas |
| Energy certificate valid until | 24.04.2032 |

| | |
|---|---|
| Energy Certificate | Energy demand certificate |
| Final Energy Demand | 66.60 kWh/m²a |
| Energy efficiency class | C |

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# The property

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# A first impression

Welcome to dreamlike Algund, where we can offer this special property for sale - a true gem that offers a multitude of exclusive highlights that leave nothing to be desired. On all three levels, the large windows offer an impressive view of the greenery, the South Tyrolean landmark Castle Tyrol and the massive 2,600-meter-high summit of the "Ifinger". In addition to the impressive outdoor area with large saltwater pool, whirlpool, sunbathing area for 6 loungers, outdoor shower and the attractive outdoor kitchen, the well-tended garden with an area of approx. 250 m² offers plenty of space for outdoor activities and relaxation. The high-quality Mediterranean planting plays its part in creating a pure lifestyle. Enjoy the peace and privacy. Inside, the villa will amaze you with its spacious areas and attractive rooms, which allow plenty of scope for individual design. Each room has direct access to one of the many terraces and offers a fascinating view of the outside. Just five years ago, the house was completely modernized and brought up to date, including a BUS system and corresponding security equipment such as an alarm system and surveillance cameras. Sufficient open and closed parking spaces are available for vehicles, and you also benefit from various cellar rooms. This special property represents a unique opportunity to acquire a home that leaves nothing to be desired. Experience a special quality of living that meets the most modern requirements.

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# Details of amenities

- Pool with lighting and massage jets (2.4 m deep, dimensions 12x8 m)
- Large whirlpool (for 4 - 6 people)
- Outdoor shower (cold and hot water)
- Sunbathing area for 6 loungers
- Additional garden and play area with fire pit
- Stainless steel outdoor kitchen with gas grill, water connection (cold and hot) and fridge; dining area, bar and counter
- Saltwater pool area (2019-2020)
- High-quality Mediterranean planting with irrigation system with inexpensive Waal water
- Front door with keyless entry (code or fingerprint)
- Kitchen with gas stove and 5 hobs + water connection above the stove, walk-in pantry,
- Alarm system / motion detector with floodlight, surveillance cameras inside and outside
- BUS system (light, heating, shading, pool),
- vacuum cleaner system
- Underfloor heating with circulation pump for hot water,
- Solar panels for hot water preparation
- Secure and long-established neighborhood

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# All about the location

Lagundo is a very popular place to live with its almost 5,000 inhabitants and borders directly on the spa town of Merano. The villa is situated in a quiet, sunny panoramic location and offers breathtaking views. All infrastructures are in the immediate vicinity. The nearest bus stop is 50m away and the center of Lagundo can be reached on foot in 10 minutes. The famous „Waalweg“ of Lagundo is also just a short distance away.

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# 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

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