

Bozen - Herrenkohlern – Bolzano

# Historic property with character and mountain panorama above Bolzano

Property ID: IT254152187



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

PURCHASE PRICE: 1.590.000 EUR • LIVING SPACE: ca. 392 m<sup>2</sup> • ROOMS: 14 • LAND AREA: 1.694 m<sup>2</sup>

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT254152187 |
| Living Space         | ca. 392 m²  |
| Rooms                | 14          |
| Bathrooms            | 3           |
| Year of construction | 1700        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 1.590.000 EUR         |
| Commission     | subject to commission |
| Total Space    | ca. 580 m²            |
| Equipment      | Fireplace, Balcony    |

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## Energy Data

|                                |            |                         |                           |
|--------------------------------|------------|-------------------------|---------------------------|
| Energy Source                  | wood       | Energy Certificate      | Energy demand certificate |
| Energy certificate valid until | 14.06.2035 | Final Energy Demand     | 160.00 kWh/m²a            |
|                                |            | Energy efficiency class | G                         |



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## The property





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## The property





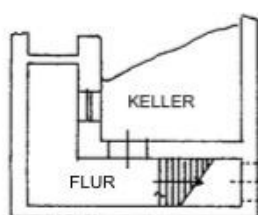
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## The property

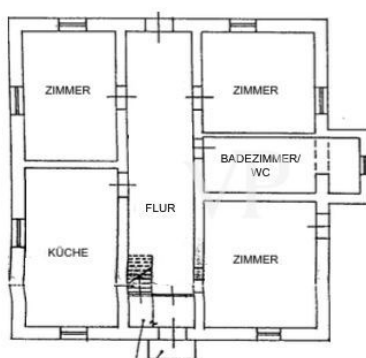


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## Floor plans



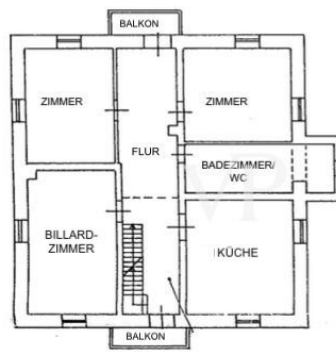
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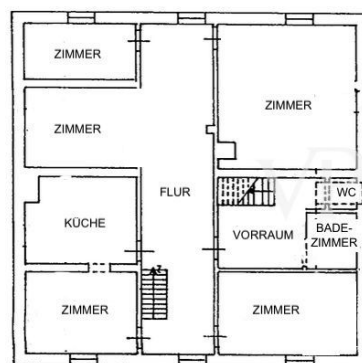
ERDGESCHOSS







1. OBERGESCHOSS



2. OBERGESCHOSS



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

An exceptionally charming, traditional house from the 17th century is for sale - a truly unique property with history and character. The property has been renovated over the years with great attention to detail. Great importance was attached to the preservation and reuse of historical building materials. For example, parts of the historic wooden floor were refurbished and reused.

The house is located at around 1,150 m above sea level and offers fresh, clear air and pleasantly cool temperatures in midsummer - a real advantage over the overheated valley floor. The property covers almost 1,500 m<sup>2</sup> and offers an impressive view over the Bolzano valley basin to the surrounding mountains. Peace, nature and panoramic views are right on your doorstep.

The house is divided into three spacious residential units, each with a net living area of approx. 130 m<sup>2</sup>. The room layout is functional and spacious.

Heating is currently provided by stylish wood-burning stoves and a basic stove, which not only radiate warmth but also atmosphere. In addition, modern gas boilers on the ground floor and first floor with tubular radiators matching the house ensure comfortable living. The current water supply comes from a private well. The city of Bolzano has already begun construction work on the water supply and wastewater disposal system for the entire Kohlerer Berg. Completion is currently roughly scheduled for 2028. The roof, including the entire second floor, was rebuilt in 2000.

The building is under ensemble protection, which underlines the historical value and uniqueness of the property. There are no social ties, making the property ideal as a vacation home.

A house with style, history and real substance - in a fantastic location overlooking Bolzano.

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## All about the location

This charming property is located in Herrenkohlern, one of the oldest summer resorts above Bolzano, at approx. 1,150 m above sea level. The location offers an exceptional combination of tranquillity, nature and impressive views - and is just a 20-minute drive from the provincial capital of Bolzano.

Herrenkohlern is situated on a sunny high plateau above the Bolzano basin. The surroundings are characterized by extensive meadows, forests and a clear panoramic view of the surrounding mountains. The altitude guarantees fresh mountain air and pleasant summer temperatures - a welcome change from the heat in the valley.

Despite the secluded location, accessibility is guaranteed - both by road and via the historic Kohler cable car, one of the oldest passenger cable cars in the world, which was equipped with new cabins in 2006. This connection underlines the special historical and cultural value of the area.

The location is ideal for people who are looking for a retreat with character and history without wanting to forego proximity to the city and infrastructure. Tranquillity, far-reaching views and an exceptional quality of living come together here with immediate proximity to the city - a rare combination.



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## Contact partner

For further information, please contact your contact person:

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