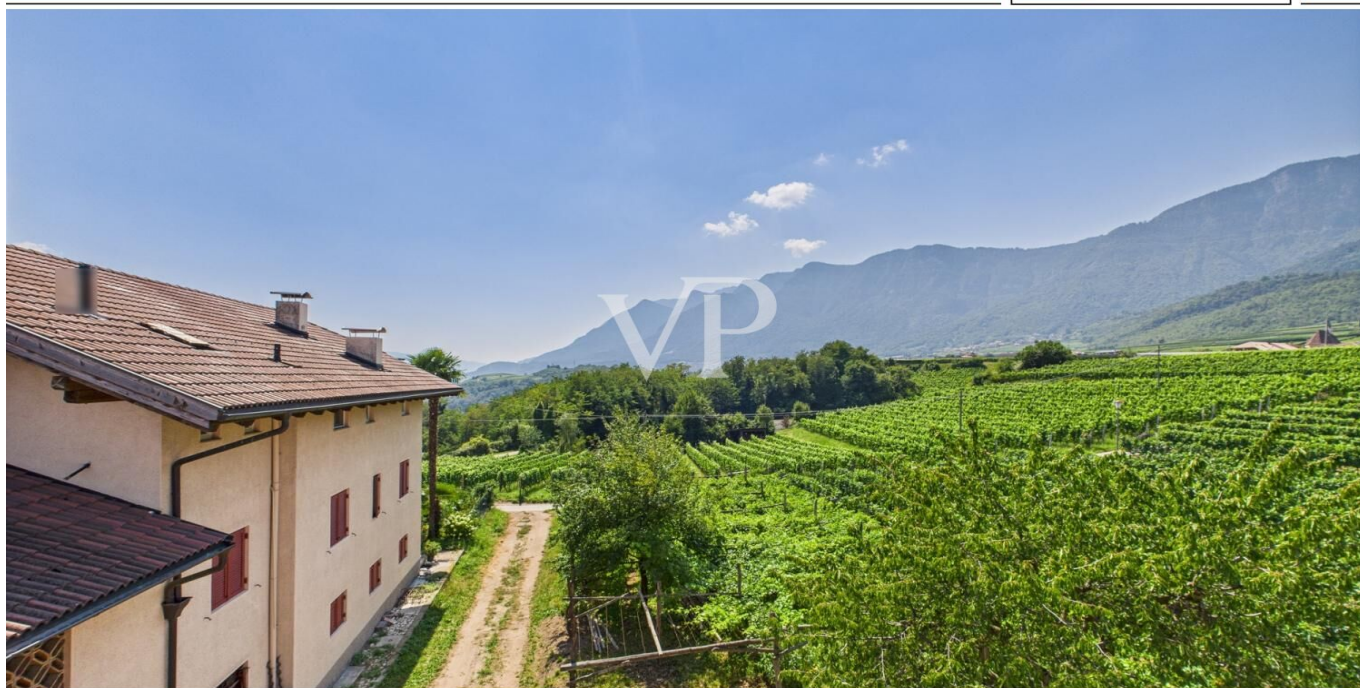


Kaltern – Caldaro sulla Strada del Vino

Kaltern - quiet two-room apartments in the countryside

Property ID: IT254152343



www.von-poll.it

RENT PRICE: 1.050 EUR • LIVING SPACE: ca. 40 m² • ROOMS: 2

Property ID: IT254152343 - 39052 Kaltern – Caldaro sulla Strada del Vino

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- All about the location
- Contact partner

Property ID: IT254152343 - 39052 Kaltern – Caldaro sulla Strada del Vino

At a glance

Property ID	IT254152343
Living Space	ca. 40 m ²
Rooms	2
Bedrooms	1
Bathrooms	1
Type of parking	1 x Car port, 50 EUR (Rent)

Rent price	1.050 EUR
Total Space	ca. 60 m ²

Property ID: IT254152343 - 39052 Kaltern – Caldaro sulla Strada del Vino

Energy Data

Energy Source	Air-to-water heat pump	Energy Certificate	Energy demand certificate
Energy certificate valid until	23.04.2034	Final Energy Demand	26.00 kWh/m²a
Power Source	Air-to-water heat pump	Energy efficiency class	A

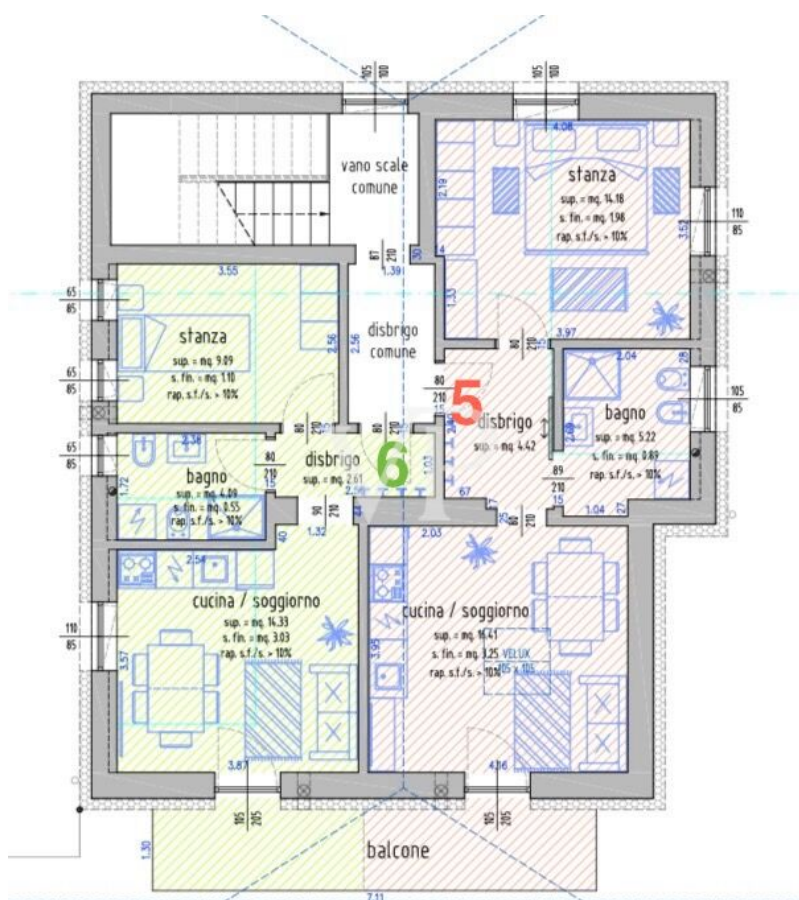
Property ID: IT254152343 - 39052 Kaltern – Caldaro sulla Strada del Vino

The property



Property ID: IT254152343 - 39052 Kaltern – Caldaro sulla Strada del Vino

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: IT254152343 - 39052 Kaltern – Caldaro sulla Strada del Vino

A first impression

This attractive, fully furnished apartment on the top floor of a small apartment building offers approx. 41 m² of net living space and a great view to the south.

The furnishings include high-quality furniture, a modern fitted kitchen, attractive lighting and a well thought-out room layout. The apartment has a south-facing balcony, complemented by an efficient ventilation system. The construction complies with climate house standard B and ensures low energy costs.

Ready for occupancy from fall 2025 - ideal for anyone who values quality, comfort and energy efficiency.

Property ID: IT254152343 - 39052 Kaltern – Caldaro sulla Strada del Vino

All about the location

The apartments are located in the hamlet of Unterplanitzing, in the quiet area of Christl-im-Loch, a sunny and natural residential area southwest of the center of Kaltern. Surrounded by vineyards, well-kept farms and detached houses, the location offers plenty of privacy and relaxation - ideal for anyone who values a quiet living environment with a high quality of life. The elevated position offers beautiful views of the Überetsch and excellent sunshine. The center of Kaltern with all the important facilities is just a few minutes' drive away. The cycle path runs directly below the house and offers a perfect starting point.

Property ID: IT254152343 - 39052 Kaltern – Caldaro sulla Strada del Vino

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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com