

Bolzano

## Beautiful three-room apartment with terrace on Via Tre Santi, Bozen

Property ID: IT254151742



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PURCHASE PRICE: 495.000 EUR • LIVING SPACE: ca. 60 m<sup>2</sup> • ROOMS: 3

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## At a glance

Property ID	IT254151742	Purchase Price	495.000 EUR
Living Space	ca. 60 m <sup>2</sup>	Commission	subject to commission
Rooms	3	Total Space	ca. 85 m <sup>2</sup>
Bedrooms	2	Equipment	Terrace, Balcony
Bathrooms	1		
Year of construction	1963		

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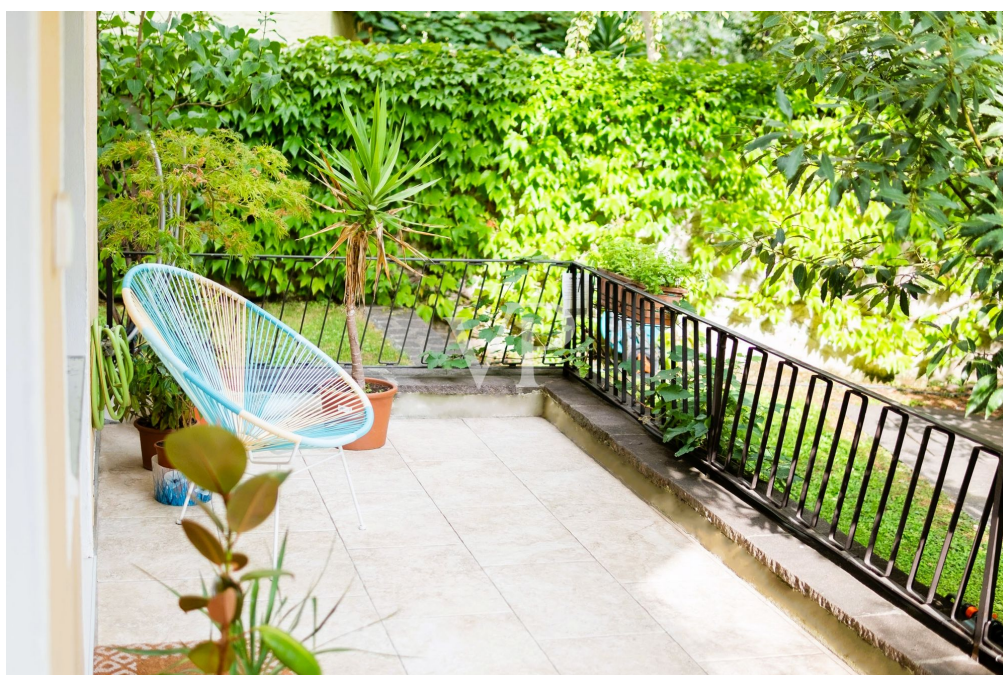
## Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Energy efficiency class	E
Power Source	Gas		



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## The property



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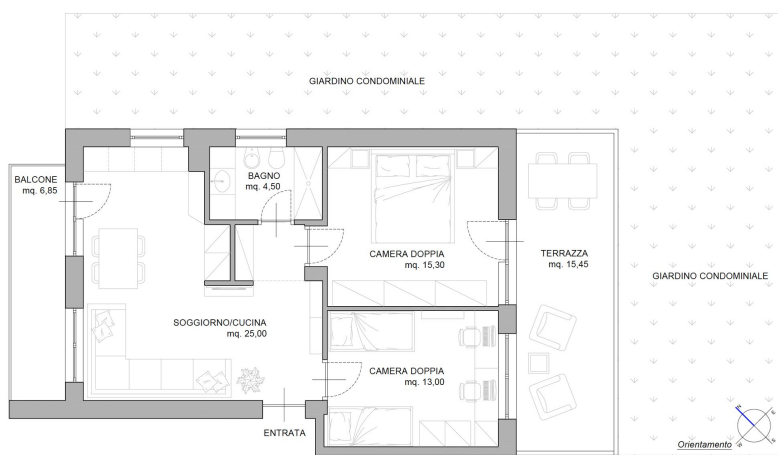
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## The property



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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

EXCLUSIVELY FOR SALE This beautiful apartment was renovated in 2021 with care and with the use of high quality materials. The floors are oak wood, the triple-glazed window frames are signed Internorm, while the interior doors are made by Pivato. The entrance door, armored, is manufactured by Gasperotti. The property, located on the mezzanine floor of the building equipped with an elevator, consists of a large living room with open-plan kitchen, two double bedrooms, a hallway, a windowed bathroom, a balcony of about 7 sqm and a terrace of 15 sqm. The elevator also provides convenient access to the basement belonging to the apartment. The property enjoys exposure on three unobstructed sides, characterized by large windows that offer beautiful views of the surrounding greenery, creating a relaxing atmosphere and a perfect connection with nature. The terrace, directly overlooking the condominium garden, is a highlight of the apartment, ideal for quiet moments or outdoor dining. In addition, the privileged position with respect to the garden makes it an ideal area for relaxation. The property is located on Three Saints Street, in a private residential setting, just a few steps from Gries Square, which offers all the necessary services for residents. This property guarantees great comfort, both for its excellent interior finishes and its location, making it the ideal solution for those who want to live in a refined environment surrounded by greenery. Parking spaces for rent at 80 Euro per month in covered garage distant 5 minutes walk. Garage to be purchased extra nearby.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Drususallee 265/Viale Druso 265 Bozen / Bolzano

E-Mail: [bozen@von-poll.com](mailto:bozen@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

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