

#### **Bolzano – Südtirol [Trentino-Alto Adige]**

# Spacious four-room apartment in exclusive area in Gries

Property ID: IT254152009



PURCHASE PRICE: 695.000 EUR • LIVING SPACE: ca. 100 m<sup>2</sup> • ROOMS: 4



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## At a glance

Property ID	IT254152009		
Living Space	ca. 100 m <sup>2</sup>		
Floor	2		
Rooms	4		
Bedrooms	3		
Bathrooms	2		
Year of construction	1969		
Type of parking	1 x Other		

Purchase Price	695.000 EUR	
Commission	Subject to commission	
Total Space	ca. 137 m²	
Equipment	Balcony	



## **Energy Data**

Energy Source	Gas	Energy Certificate	Energy demand
Power Source	Gas		certificate
		Energy efficiency class	G





























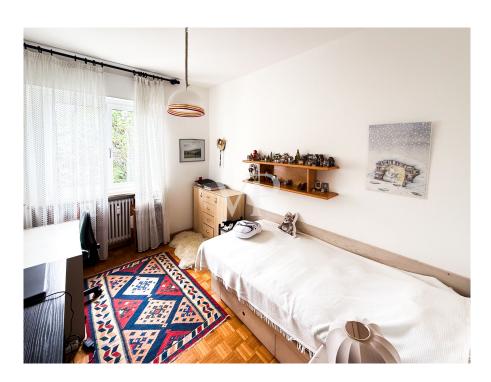














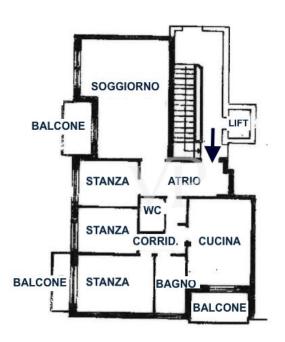








### Floor plans



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.



### A first impression

This elegant and bright four-room apartment is located on Defregger Street, in one of the city's most prestigious locations. A front door, gives access to this generous unit, which is located on the second floor with elevator of a residential condominium. The property consists of: a cozy entrance hall, a large and bright living room with balcony, an eat-in kitchen with balcony, a master bedroom with balcony, two single bedrooms, a windowed master bathroom and a half bath. The property unit is equipped with a central heating system. The offer is completed by a cellar space and an uncovered parking space included in the price. Internal facing.



### All about the location

The property is located on Defregger Street in the heart of Bolzano's Gries district. All services are easily and quickly accessible. Numerous schools, kindergartens, and the historic center, with all the typical stores and restaurants, can be reached in approx. 500 m./ 1 km. The verdant promenades of the Talvera and Guncina rivers are only a few minutes' walk away. So are the bike paths and the bus stop.



### Contact partner

For further information, please contact your contact person:

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