

## LIVING IN A HISTORIC RESIDENCE IN APPIANO



39057 Eppan

### Details

PropNo	1829_i	Number of bedrooms	5
Combustion	Gas, Wood	Number of bathrooms	3
Heating type	Furnace heating, Heizkörper (IT)	Sales area	approx. 407 sqm
Number of floors	2	External commission	4% + MwSt. / IVA.
Cable Sat TV	Yes	Type of property	Apartment
Cadastral surface	369	Kind of property	Flat
Number of rooms	7	Type of use	Residential
		Type of commercialization	Purchase

Your contact person  
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Available from	for agreement	Year of construction	1700
Pets	Yes	Condition	Modernized

## Description

In the heart of picturesque Eppan, surrounded by the gentle rolling hills and vineyards of South Tyrol, lies this unique residence. This historic building, reminiscent of the charm of past eras, offers the comfort and convenience of modern living combined with a beautiful symbiosis of history and South Tyrolean lifestyle.

For sale are two of the four spacious apartments in this residence. An extraordinary opportunity for those who are lovers of stylish living. Both apartments occupy the entire noble first floor, providing ample privacy and a peaceful living experience. There is an exclusive option to combine the two units into a large main residence, further expanding the living space.

### Apartment details:

- The larger of the two apartments impresses with high-quality materials and refined finishes. With a living area of approximately 150 m<sup>2</sup>, it offers a luxurious ambiance and an unparalleled sense of space – ideal as a stylish main residence.
- The second, smaller apartment, with an area of approximately 78 m<sup>2</sup>, is simpler but no less charming. It is perfect as a guest apartment or for rental to generate additional income. Additionally, by removing a wall, there is the possibility of combining the two apartments, thus expanding the living area of the main residence. This flexible solution opens up numerous design options, adapting to your individual needs – whether as a spacious, continuous home or as separate living units.

A dream garden: The expansive, cozy garden is exclusively reserved for these two apartments and offers sun all day long – the perfect place to relax or enjoy sociable hours outdoors. The well-maintained green area becomes your private retreat, nestled in the peaceful atmosphere of the residence.

Additional comfort: On the ground floor, there are two spacious cellar rooms included in the sale, providing ample storage space. Parking spaces are available in the residence's courtyard exclusively for these two units, allowing you to park your vehicles conveniently and safely.

This exceptional ensemble is ideal for those seeking a unique sanctuary – whether as a primary residence or an elegant holiday home in one of the most beautiful regions of South Tyrol.

## Location

Eppan/Appiano is a picturesque village in South Tyrol, known for its idyllic location between vineyards and orchards. With numerous historic residences, charming alleyways and a mild climate, Eppan is a popular destination for wine lovers and nature enthusiasts. The region offers a wide range of leisure activities such as hikes, bike tours and cultural explorations. Thanks to its proximity to the spa town of Merano and the provincial capital of Bolzano, Eppan combines rural tranquillity with urban comfort and is an ideal place for relaxing living and enjoyment.

Here are the distances from Eppan to major cities, with approximate travel times:

Bozen (Bolzano) – approx. 10 km, 15 minutes

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Meran (Merano) – approx. 30 km, 30 minutes  
Lake Garda (Lago di Garda) – approx. 90 km, 1 hour and 15 minutes  
Verona – approx. 140 km, 1 hour and 30 minutes  
Milan (Milano) – approx. 280 km, 3 hours and 15 minutes  
Innsbruck (Austria) – approx. 120 km, 1 hour and 30 minutes  
Munich (Germany) – approx. 230 km, 3 hours  
Zurich (Switzerland) – approx. 300 km, 3 hours and 45 minutes

These times are estimates and may vary depending on traffic conditions.

### **Other data**

All information is indicative and may be subject to change at any time.

### **Legal notice**

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