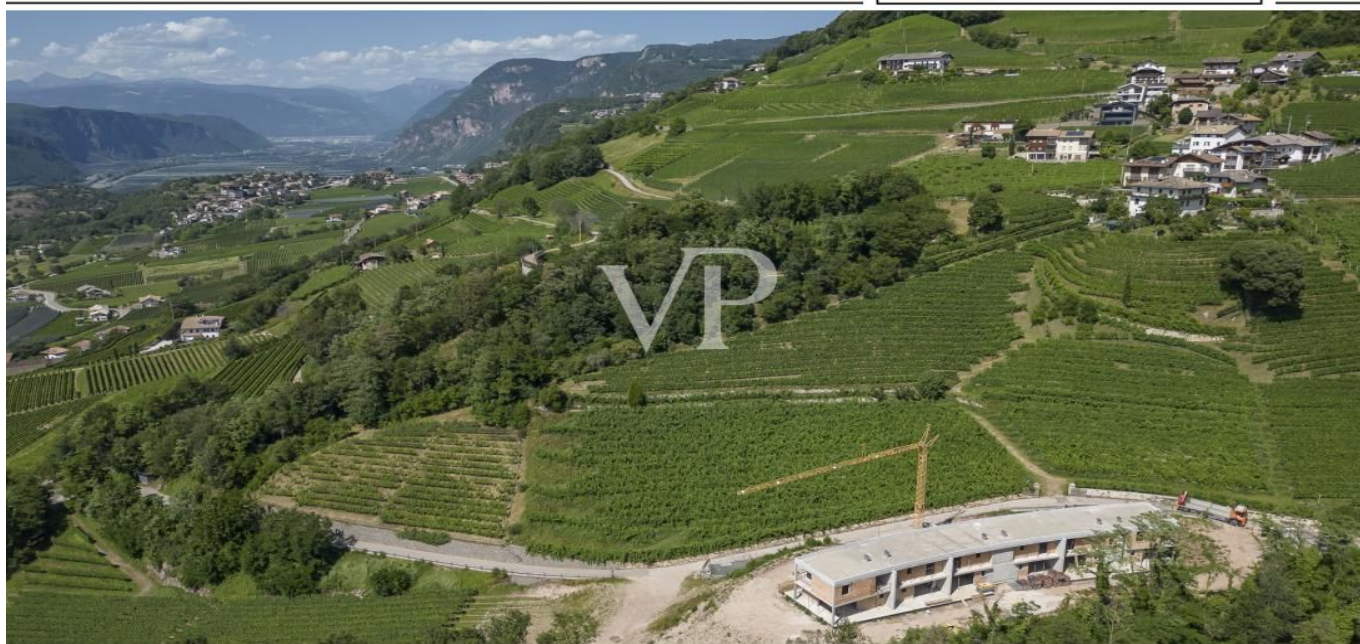


Egna

## Elegant and modern terraced villa surrounded by greenery.

Property ID: IT23415914



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

PURCHASE PRICE: 600.000 EUR • LIVING SPACE: ca. 96 m<sup>2</sup> • ROOMS: 3

Property ID: IT23415914 - 39044 Egna

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Property ID: IT23415914 - 39044 Egna

## At a glance

|                      |                       |
|----------------------|-----------------------|
| Property ID          | IT23415914            |
| Living Space         | ca. 96 m <sup>2</sup> |
| Rooms                | 3                     |
| Bedrooms             | 2                     |
| Bathrooms            | 2                     |
| Year of construction | 2023                  |

|                |                        |
|----------------|------------------------|
| Purchase Price | 600.000 EUR            |
| Commission     | Subject to commission  |
| Total Space    | ca. 170 m <sup>2</sup> |
| Equipment      | Terrace                |

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## Energy Data

|                                |                        |                         |                           |
|--------------------------------|------------------------|-------------------------|---------------------------|
| Type of heating                | Underfloor heating     | Energy Certificate      | Energy demand certificate |
| Energy Source                  | Air-to-water heat pump | Final Energy Demand     | 20.00 kWh/m²a             |
| Energy certificate valid until | 01.12.2033             | Energy efficiency class | A                         |
| Power Source                   | Air-to-water heat pump |                         |                           |



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## The property



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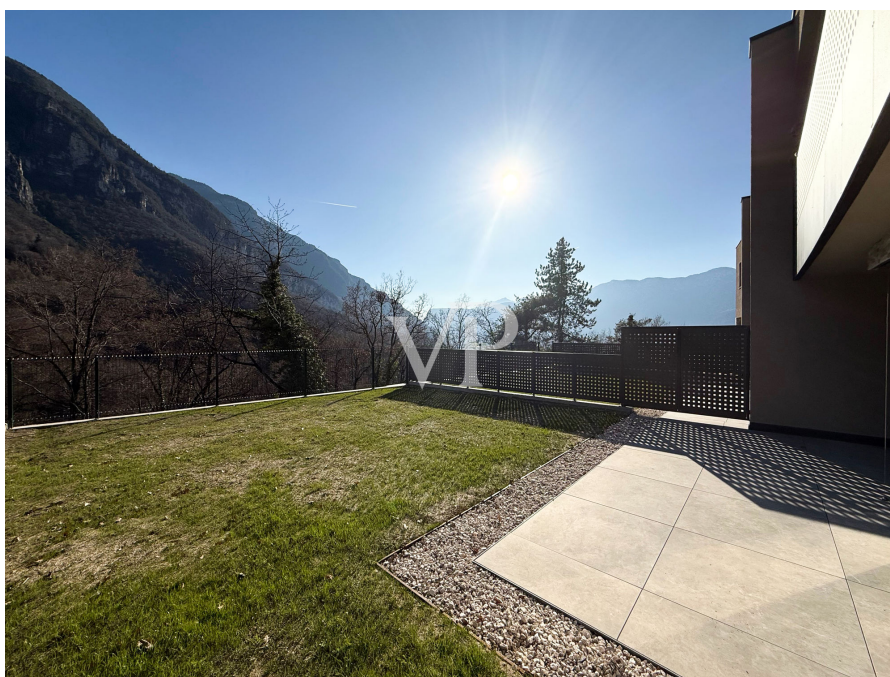
## The property





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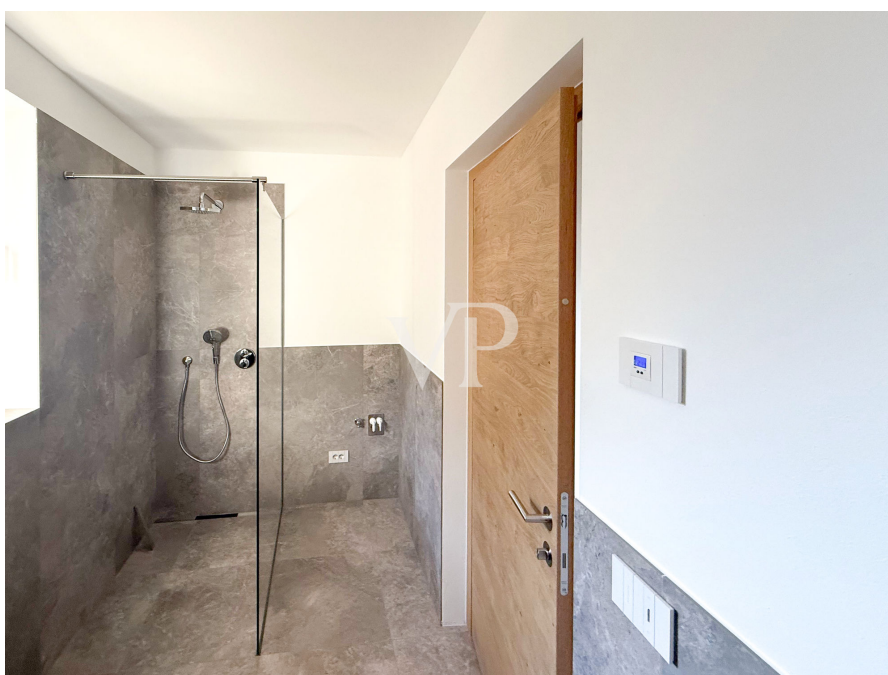
## The property





Property ID: IT23415914 - 39044 Egna

## The property

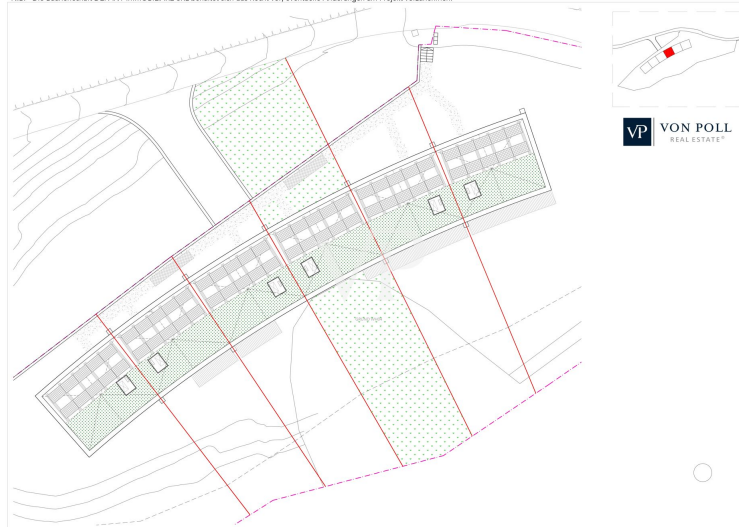




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## Floor plans

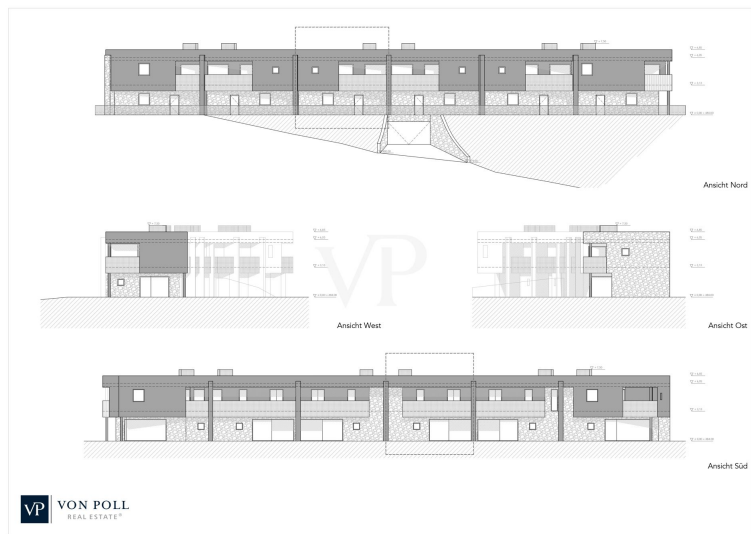
N.B. Die Bauherrschaft DEFANT IMMOBILIARE SRL behaltet sich das Recht vor, eventuelle Änderungen am Projekt vorzunehmen.



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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: IT23415914 - 39044 Egna

## A first impression

This prestigious terraced villa will be built to the highest Climate House "A" standard, meaning it will also be energy efficient. The property offers great privacy given its setting overlooking the vineyards. The downstairs entrance gives direct access to the living and dining area with garden, which has excellent natural lighting thanks to its large sliding windows and exposures. The cosy garden of approx. 245 sqm. with its lawn gives the possibility to create a relaxing and pleasant environment to spend free time with family or friends. A bathroom and a hall complete the ground floor. The upper floor, reached by an internal staircase, is the sleeping area. It is composed of two double bedrooms, both with access to a loggia with panoramic views, a corridor, a windowed bathroom-wc. To create a special atmosphere of well-being in all rooms, the property is equipped with an independent underfloor heating and cooling system, managed by a convenient individual room temperature control. The system is powered by a heat pump and solar panels that are located on the roof of the building. An additional internal staircase provides easy access to the basement and garage. The garage measures approximately 48 sqm and is included in the price.

The quality of the materials used is of a very high standard.

Construction year 2023.

Handover March/April 2024.

Property ID: IT23415914 - 39044 Egna

## Details of amenities

Underfloor heating and cooling  
Autonomous with heat pump  
Solar panels  
Preparation for alarm system  
Automated gates  
Forced air recycling  
Triple-glazed aluminum/wood windows

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## All about the location

The facility is located in Pinzano, a hamlet of Montagna (Egna) BZ. This fantastic village lies submerged in vineyards, above the valley of South Tyrol, and besides offering a magnificent panoramic view of the Bassa Atesina all the way to Merano, it is the place where the delicious and precious Blauburgunder is grown.

In the center of the village is the famous St. Stephen's Church, built around 1490.

In addition, the area is well served by public transportation, various businesses, etc...



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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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