

Laives

# Wonderful four-room apartment with large private garden

Property ID: IT254152166



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**PURCHASE PRICE: 445.000 EUR • ROOMS: 4**

Property ID: IT254152166 - 39055 Laives

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## At a glance

Property ID	IT254152166
Rooms	4
Bedrooms	2
Bathrooms	2
Year of construction	2003

Purchase Price	445.000 EUR
Commission	Subject to commission
Total Space	ca. 105 m <sup>2</sup>
Equipment	Terrace

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## Energy Data

Type of heating	Underfloor heating
Energy Source	Gas
Energy certificate valid until	20.06.2032
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	70.00 kWh/m²a
Energy efficiency class	C
Year of construction according to energy certificate	2003



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## The property



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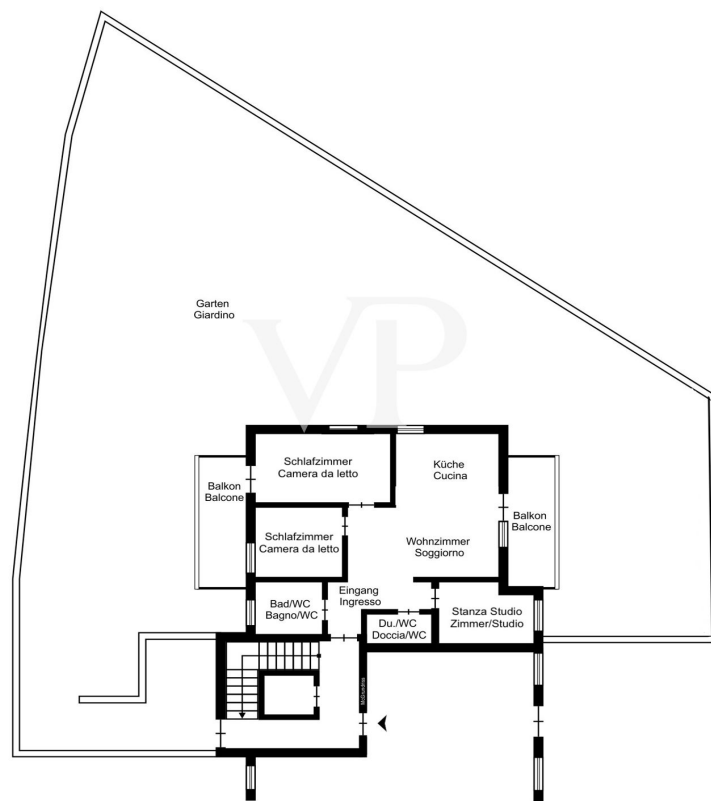
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## The property



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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

This beautiful residential complex was built to the highest standard of Climate House "C", which means it will also be rated for energy efficiency. The property is located on the ground floor with a large private garden, and consists of: a comfortable entrance hall, a living-dining room "living" room with direct access to the garden, a master bedroom with access to the garden, a single bedroom, a study room,, a service bathroom and a windowed master bathroom. The object offers excellent natural light. The real estate unit is equipped with underfloor central heating system that is operated independently with convenient individual control of room temperature, offering a special atmosphere of well-being in all rooms. The offer is complemented by a triple garage EXTRA Euro 60,000.00.

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## All about the location

The property, is located in Via Galizia, in the municipality of Laives, in an internal and quiet area. The strategic location of this property allows in a few minutes to arrive in the center of Laives. the connection to public transport is very direct and convenient. In fact, the bus stop is just a few meters from the property. Also you can reach in a few minutes ( supermarkets, restaurants, bars and many other commercial activities).

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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