# Trentino-Alto Adige

## Commezzadura

Ref. 5499: Commezzadura Trentino Dolomites
Asking Price: € 600.000



# Description

TRENTINO- VAL DI SOLE- COMMEZZADURA- In the village of Piano, in the heart of the Val di Sole, five hundred metres as the crow flies from the departure point of the gondola Daolasa that connects the ski carousel Folgarida-Marilleva-Madonna di Campiglio-Pinzolo, is offered for sale part of a house that has been completely renovated and furnished with an elegant and refined taste. In the village there is a mini-market, bar - newsagent - tobacconist and restaurant.
The property consists of four levels:
- on the ground floor: garage and laundry room (34 square metres);
- on the first floor hallway, large living room with panoramic balcony, kitchen and bathroom with window;
- on the second floor hallway, double bedroom with balcony, another double bedroom with walk-in wardrobe, bathroom with window;
- third floor: attic (actually another double bedroom and space for relaxation area, games or other).
The total area of the living area is 149 square metres.
The photos on our website give a first idea of the quality of the house and the characteristics of the surrounding landscape. To go into the description: the living room - with an old and functional ceramic stove (an 'ole') from the 1700s, restored on site by an expert craftsman from Brez, the birthplace of ole stoves - is connected to the kitchen, which is modern, furnished according to the wishes of the owner, who is an expert cook, perfect in every detail, a technological masterpiece;
the floors throughout the house, including the internal staircase, are of antique oak from Jerusalem (200-250 years old), as is the stone used for the sinks in the bathrooms.
Heating is independent with a VIESMANN diesel boiler (1500-litre tank); the house also has solar panels for hot water production with a 300-litre tank.
Very careful insulation, triple-glazed windows and doors and good sun exposure ensure high energy efficiency.
The antique stove and sinks are NOT INCLUDED in the price.
With regard to the price, it is important to remember that since it is being sold by a PRIVATE, the unit in question can be purchased with payment of registration tax on the CATASTAL VALUE, regardless of the price stated in the notarial deed, resulting in a reduction in tax expenditure. i
A short descriptive video of the interior and exterior of the property can be sent at the request of the interested party, although - in case of genuine interest - a site visit is indispensable.
Taxes, calculated as indicated above, and agency commission must then be added to the price shown.
Note: the information in the text is provided directly by the property and listed on the site by the agency.

# Pictures



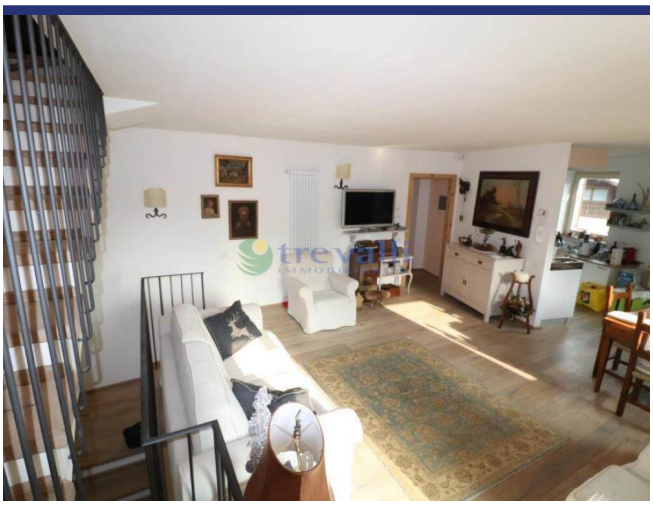


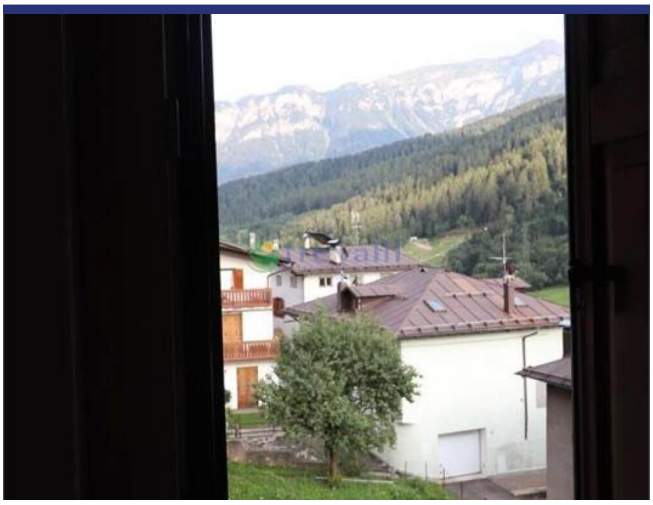




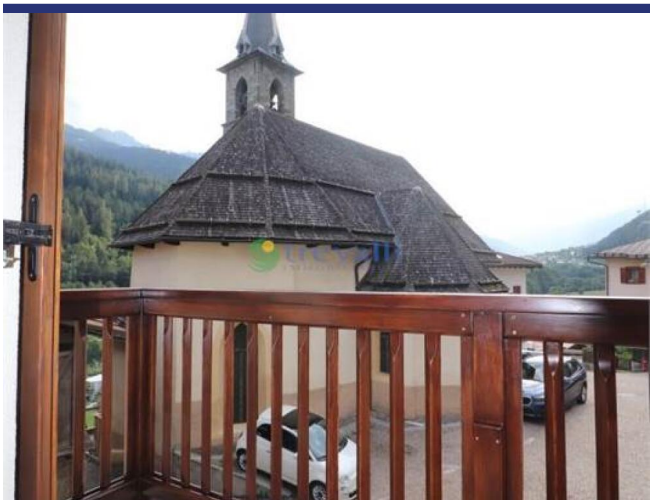


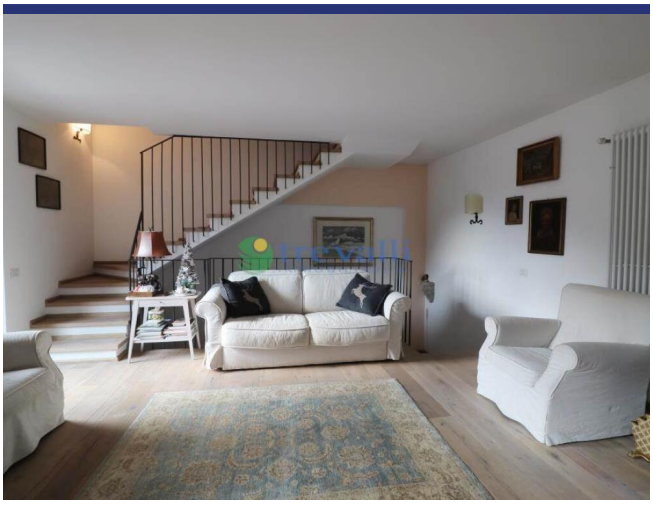








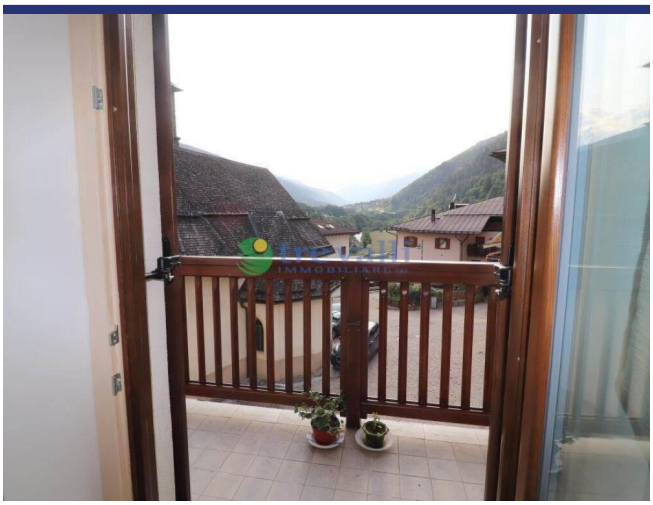


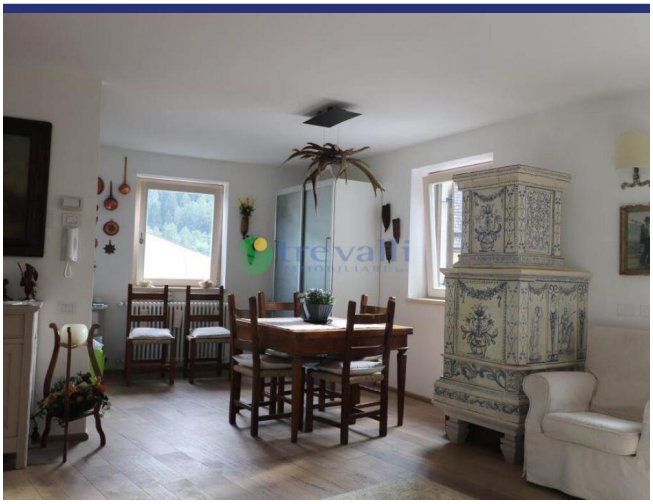








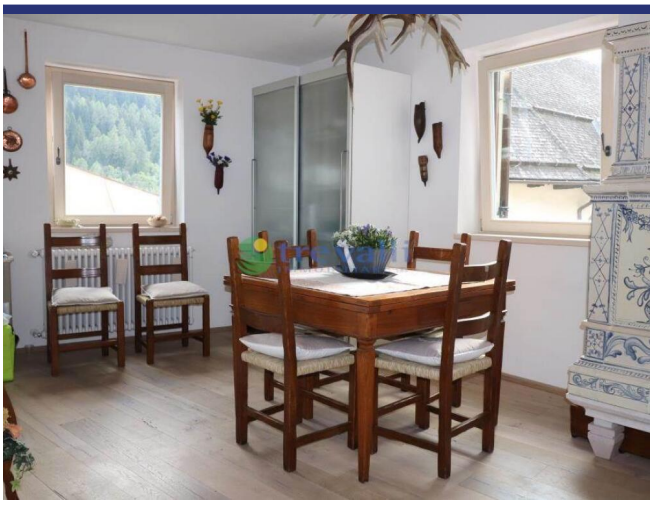


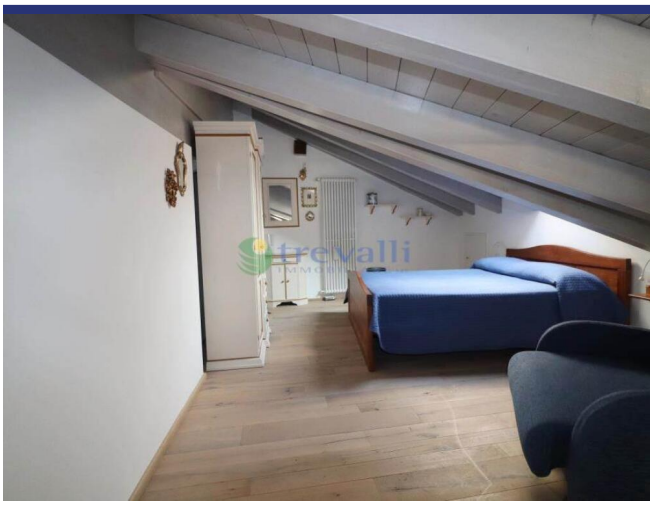


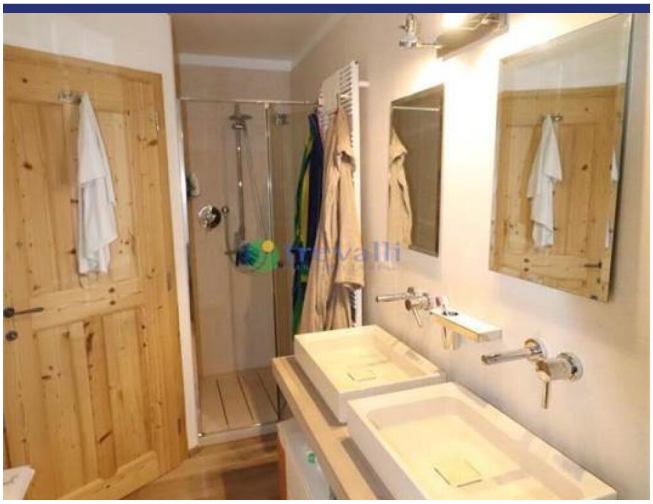


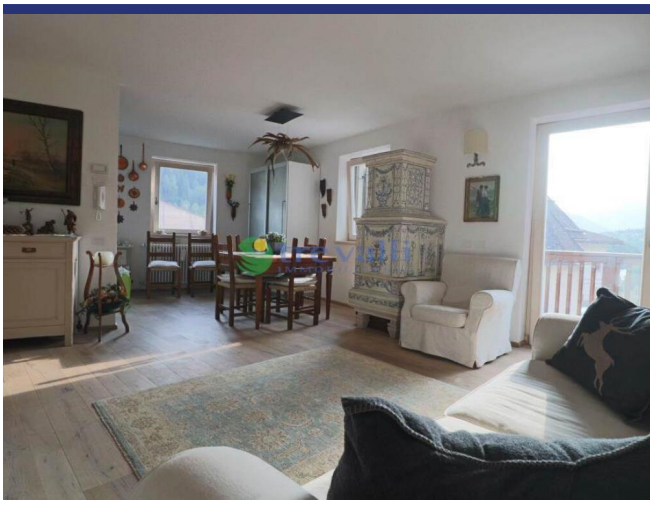




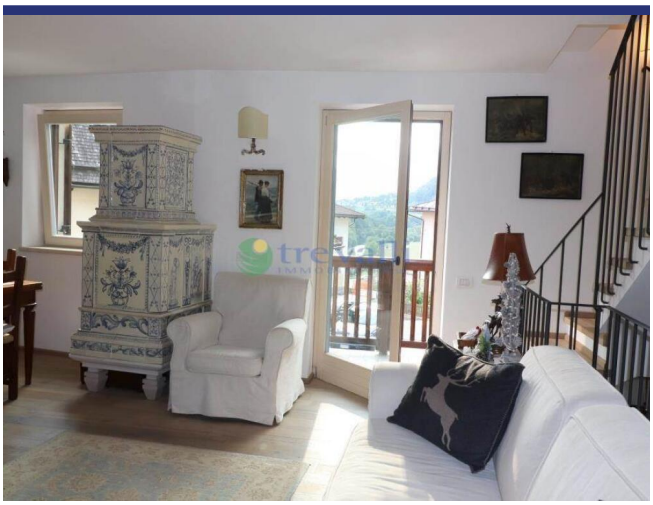


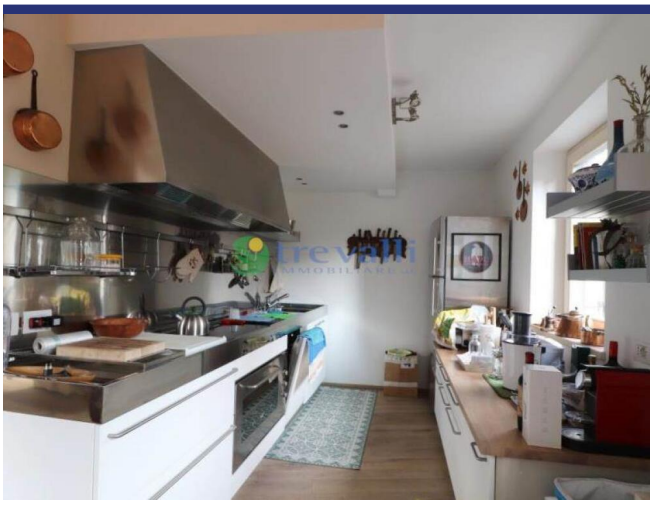


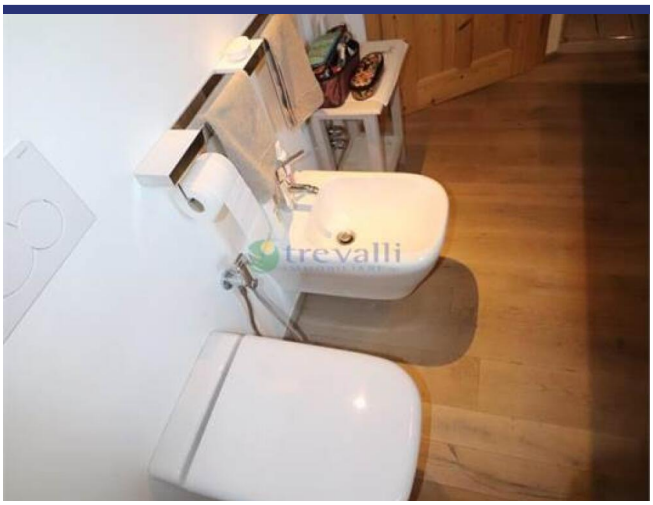


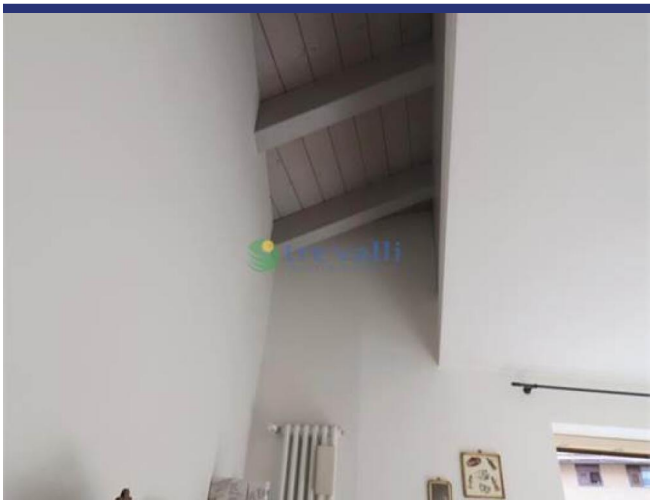






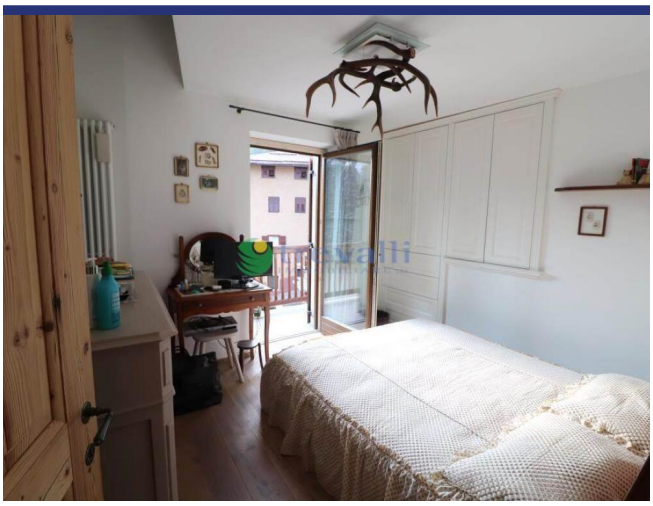


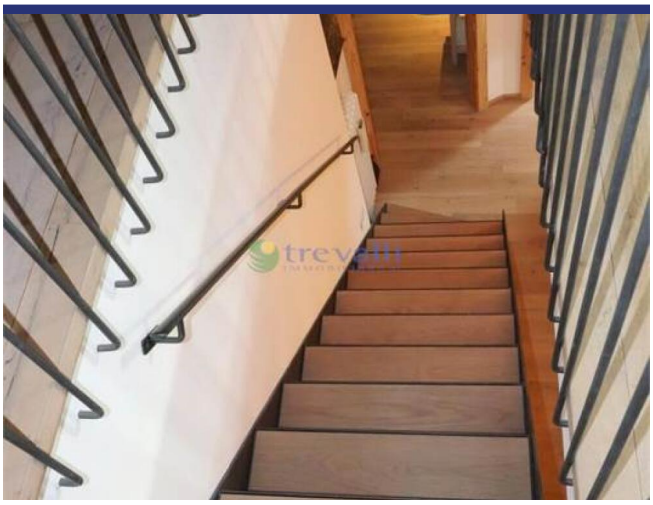


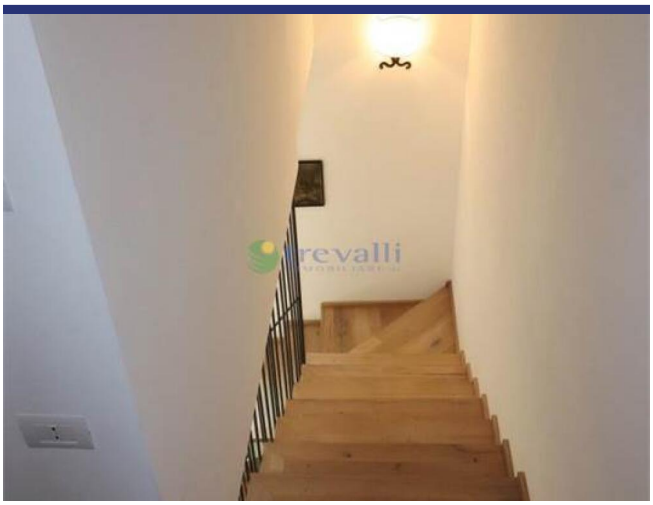




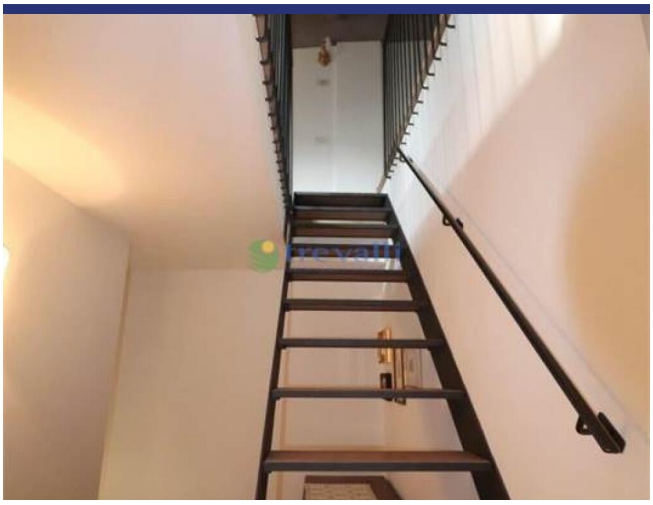


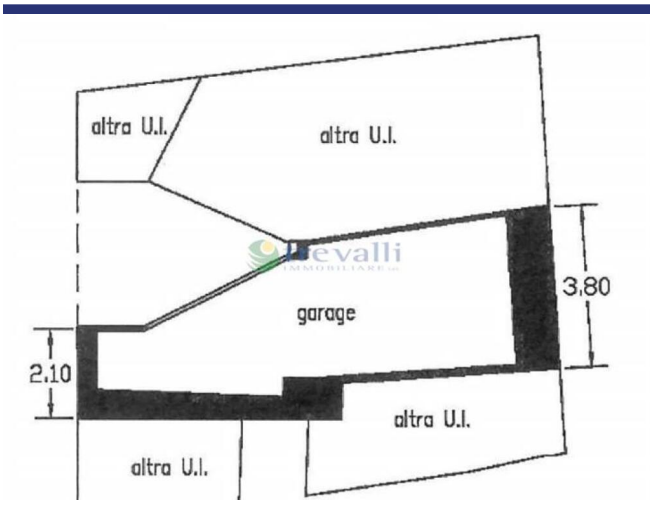




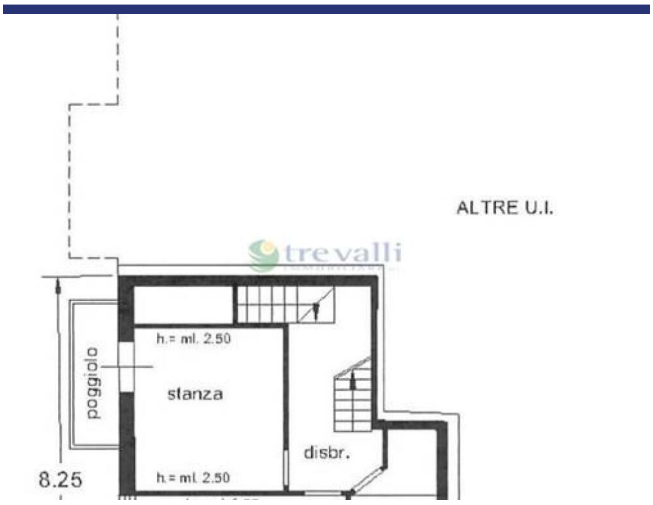


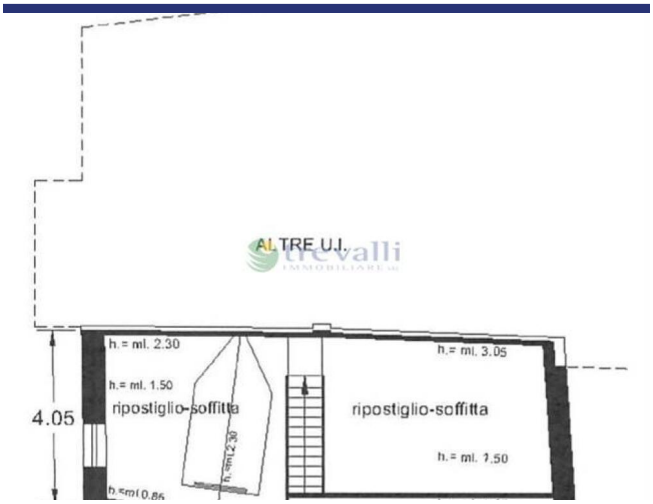





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ALTRE U.I.
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ALTRE U.I.
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ripostiglio-soffitta
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# Location & Details




(Map does not indicate the exact location of the property)

- Reference: 5499
- Apartement/In borgo
- Panoramic View
- Balcony
- Central Heating
- Garage: Yes
- Asking Price: € 600.000

- Floorspace: 149 $m^2$
- Bedrooms: 3
- Bathrooms: 2
- Rental Potential: Good
- Condition of the Property: Fully restored
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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