

# Trentino-Alto Adige

## Commezzadura

Ref. 5501: Commezzadura Trentino Dolomites

Asking Price: € 420.000



# Description

## TRENTINO - VAL DI SOLE - COMMEZZADURA

In the centre of Val di Sole, in the hamlet of Almazzago, a short distance from the Daolasa cable car (which connects the bottom of the valley to the Folgarida-Marilleva-Madonna di Campiglio-Pinzolo ski resorts) in the Trentino Dolomites and just a few minutes from the Trento-Marilleva train station, an elegant flat with garden is offered for sale.

It is located in a recently renovated building and has special building features (e.g. exposed stone interior walls, brick ceilings, arched windows, etc.), which make it an ideal place to live.

The unit consists of a large living room, in which the beautiful oil stove (hand-painted ceramics) stands out, a kitchen with dining area, a first double bedroom, a bathroom with sauna, a corridor, a second double bedroom, the second bathroom and the third large room overlooking the garden. Two parking spaces in the garage and a cellar complete the property. A few details can give an idea of the care with which the property has been realised:

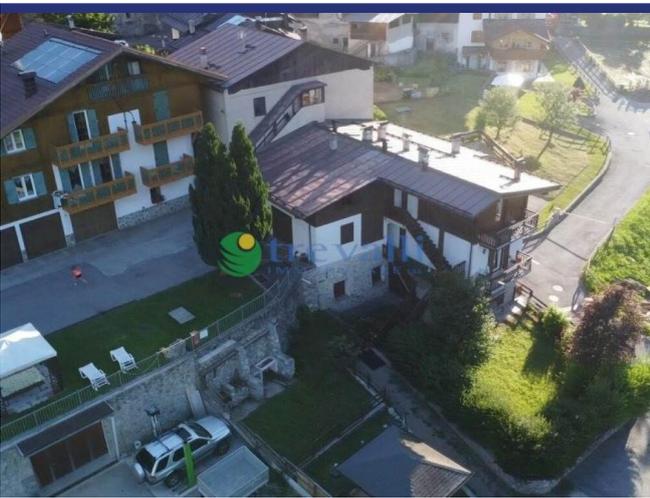
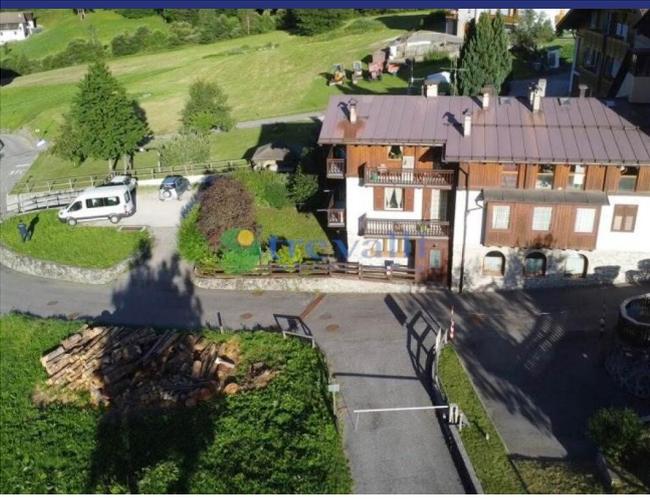
1400s wooden entrance door, larch flooring, terracotta mosaic room ceiling, stone sink, ceramic hob, arched windows, Finnish sauna, etc.

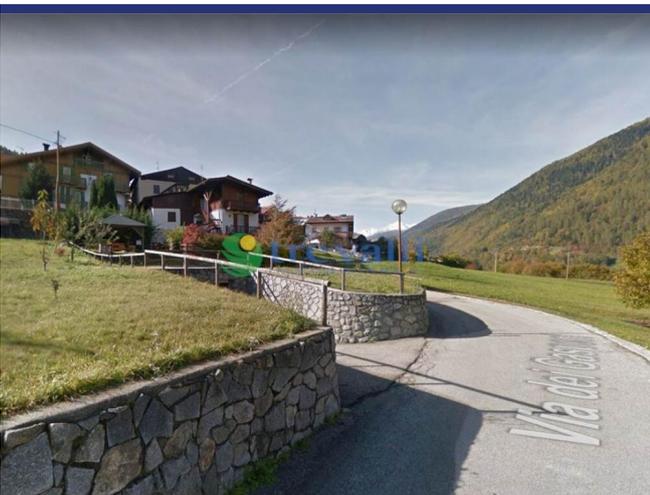
Besides the oil heater, the unit is heated by a newly installed LPG boiler (Lamborghini brand); for other technical details, please refer to a possible site visit.

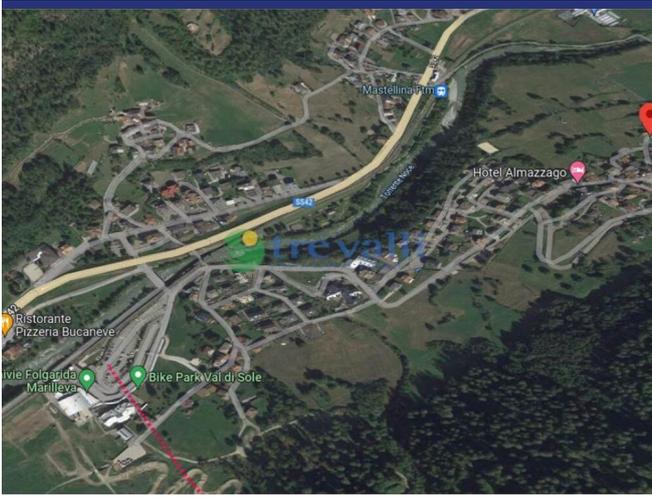
The flat is offered for sale complete with the furnishings as shown in the photos, except for some pieces that remain with the property. At the time of the notarial deed, it is possible to request the application of the "price-value": in this way, the buyer pays the registration tax related to the purchase with the CATASTAL VALUE as the taxable basis, regardless of the price mentioned in the notarial deed. The taxes, calculated as explained above, the notarial deed costs and the agency commission must then be added to the displayed price.

# Pictures





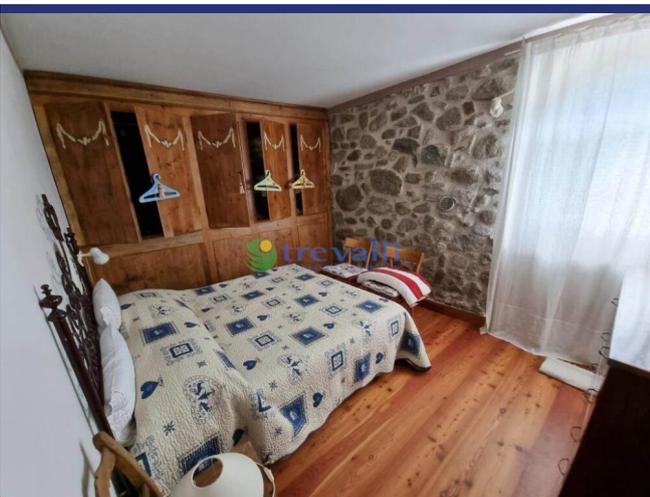


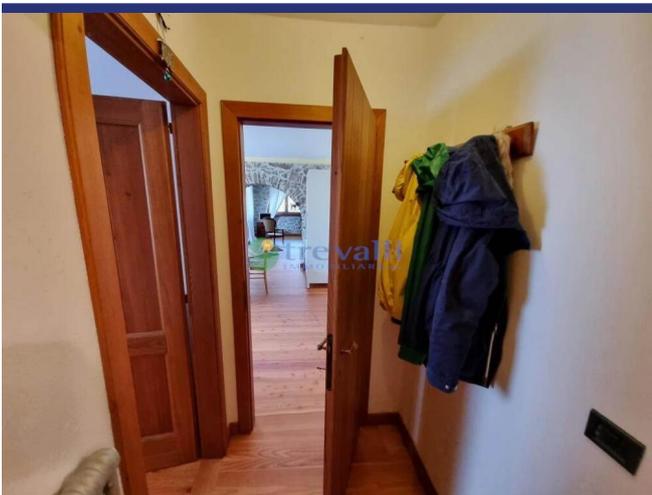
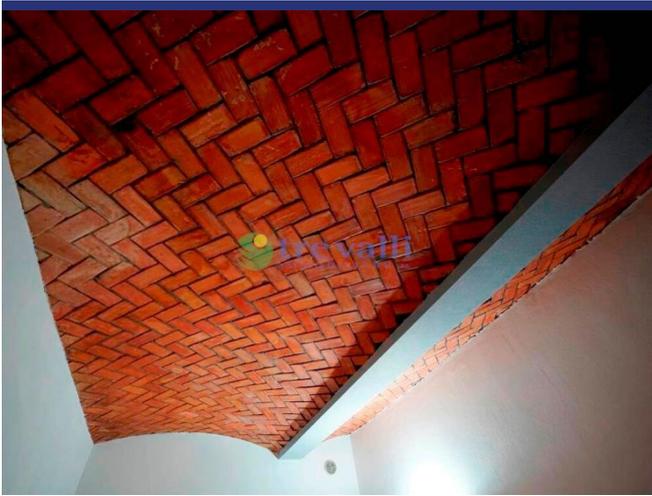


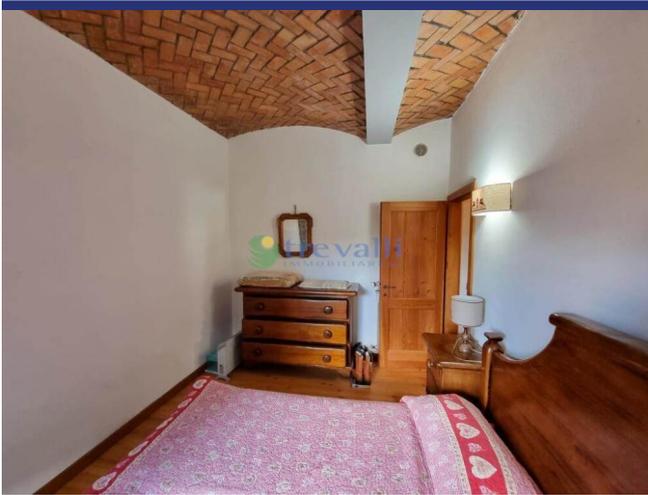
Ref. 5501 Commezzadura

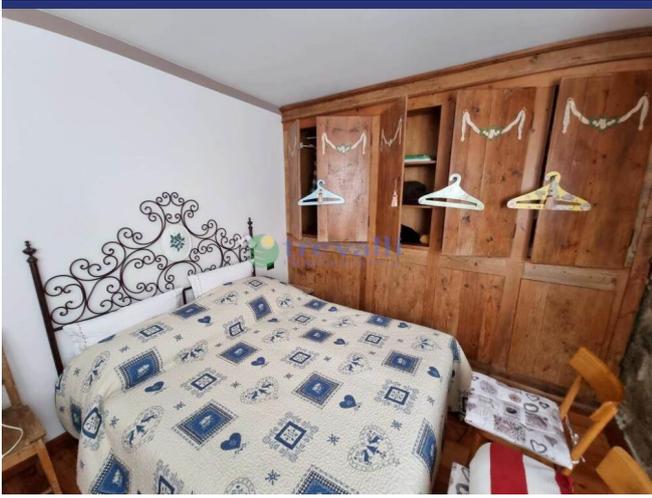


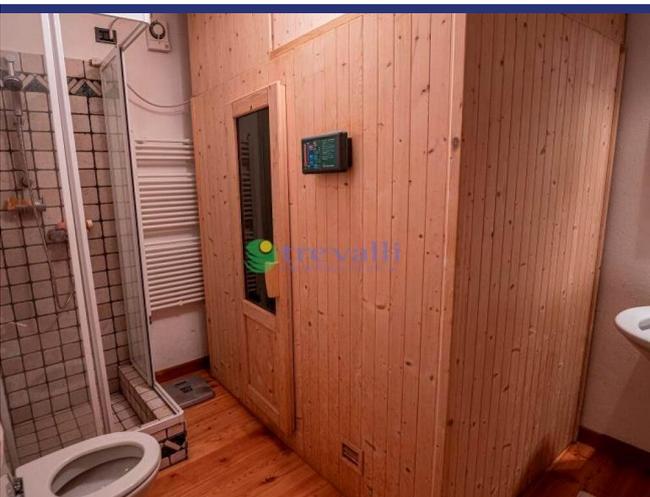


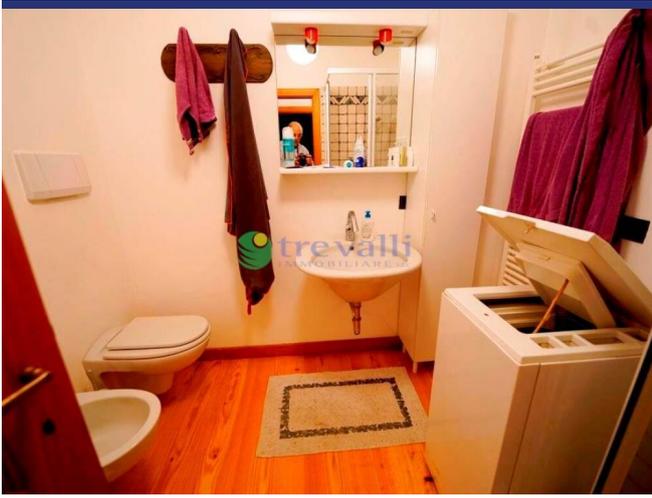








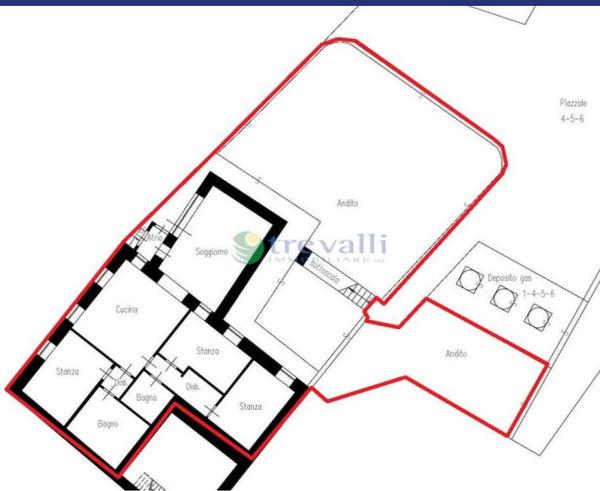








PIANO INTERRATO



Ref. 5501 Commezzadura

# Location & Details



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

- Reference: 5501
- Apartement/In borgo
- Panoramic View
- Garden
- Central Heating
- Fire Place
- Garage: Yes
- Asking Price: € 420.000
- Floorspace: 161 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 2
- Rental Potential: Good
- Condition of the Property: Good
- 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 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?

ItaliaCasa Srls  
Contrada Gualduccio 1  
San Ginesio (MC)  
Tel +39 0332 1791448  
info@italiacasa.net  
www.italiacasa.net

Int.: +31 71 3649732  
UK: +44 84 33309553  
Italy: +39 0332 1791448

info@italiacasa.net  
www.italiacasa.net

