

Property Class:

Detached House

Location:

Badia - Abtei

Description:

Chalet in Val Badia is a property for sale in the district of Badia, close to the Santa Croce ski lifts, which connect to many other ski lifts of the Alta Badia and 500 km from the interconnected pistes of the Dolomiti Superski area.

The centre of the village, with its historic late-gothic church, is within walking distance.

Corvara in Badia is approximately 8 km away, and it is possible to reach the other excellent tourist destinations of the region, such as San Cassiano (8 km) or La Villa (4 km) in a few minutes by car, while Brunico, the main town of the Val Pusteria, is 33 km away.

The city of Bolzano, capital of the province, is around 1 hour away (68 km), while Trento and Innsbrueck (A) are 128 km and 133 km away and can be reached in about 2 hours.

Innsbrueck airport (128 km) and Verona Villafranca airport (205 km) are the closest providing connections throughout Europe.

Description of buildings

The property comprises the main building, composed of two buildings connected by a wooden and glass corridor, a large barn with adjacent small building requiring restoration, a garage and of a typical alpine building (the "wirtschaftshaus" ) on the pistes, in need of complete restoration.

Main building

There are many floors, which follow the incline of the landscape, currently used as a residence and divided as follows:

Second floor basement:

- Office/reception, 36 sq.m.

First floor basement:

- Two-room apartment of 53 sq.m with 14 sq.m terrace.

- cellar, ski storage, laundry and utility/boiler room, approx. 32 sq.m.

Ground floor

- Three-room apartment of 67 sq.m with 2 balconies and a terrace (15.5 sq.m in total);

- two-room apartment of 62 sq.m with access to communal patio;

- storage spaces totalling 57 sq.m, currently used by staff and caretakers.

First floor

- Four-room apartment, 88 sq.m, plus two balconies, 3.5 and 8 sq.m;

- Studio apartment, 24 sq.m, with bathroom and access to communal covered terrace, 20 sq.m ;

- Wooden and glass corridor which connects the two parts of the main building;

- three-room apartment, 73 sq.m, plus two balconies adding up to approx. 11 sq.m

Second floor

- Studio apartment, 18,5 sq.m with bathroom;

- Studio apartment, 20 sq.m with bathroom and 3.5 sq.m balcony

- three-room apartment, 78 sq.m, with 8 sq.m balcony

All the three-room apartments have two bathrooms and benefit from independent entranceways.

The barn

An architecturally appealing structure with a surface area of 97,5 sq.m; currently used as as a storehouse for the tools and materials used to look after and maintain the land that comes with the farmhouse.

Small building in need of restoration

Close to the main building, there is a small building of 70 sq.m, currently unrestored with the possibility to add another storey and convert into a small fitness area/spa with hay bath.

Garage

The property benefits from a very large underground space, (550 sq.m) underneath the main building, adapted into a garage with 25 parking spaces, plus a cellar, ski storeroom, laundry and utility areas totalling 46 sq.m

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The “wirtschaftshaus” in need of total restoration

Finally, the property includes a “wirtschaftshaus”, a residential building in the traditional Alpine style, once used as living quarters for the farm workers. The building is on the pistes and has 3 floors of 56 sq.m each and is in need of complete restoration.

State and finishing

Chalet in Alta Badia underwent substantial restoration and upgrading work, which completely maintained the traditional features of a South Tyrolean farmhouse or ‘Maso Chiuso.’

The accommodation has been carefully finished, with traditional wooden floors and roofs typical to the area. The ‘Arte Povera’ style furniture, the leather furnishings, the carpets, the drapes and curtains and the lighting have all been carefully chosen to provide maximum warmth throughout.

External areas

The property includes approximately 1 hectare of land.

Use and potential uses

Chalet in Val Badia is a property unique among its kind; it is very difficult to find a farm or ‘Maso Chiuso’ for sale in this area. Current planning permission for this property allows it to be used as tourist accommodation or as a home. It is also interesting to note that the land is not excluded from the possibility of extension for residential purposes, for which the necessary permits and authorisation may be requested if required.

Property Tags:

Garage

Garden

Less than 30min from Train Station

Less than 2h from Airport

Postal Code:

39036

Square Meters ( m<sup>2</sup> ):

900

Rooms:

43

Bedrooms:

15

Bathrooms:

14

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