

Property Class:

Detached House

Property Price ( in € ):

€ 1,200,000

Location:

Merano - Meran

Description:

This development is a unique mix of a residential townhouse with a combined commercial premises, giving an abundance of Investment opportunity. This recently refurbished townhouse is situated on the corner of a residential and commercial structure to one of the most prestigious 5 star hotels adjacent to Merano. A characteristic feature of the building is its tapered and geometric architecture and a deciduous passage on the side road of the structure. A shared driveway leads to a patio with the parking garages. Downstairs offers a spacious premises (approx 173m<sup>2</sup>) with large windows that provide optimal visibility through their alignment to the pedestrian precinct and the street. On the first floor is a modern open plan room with exposed steel beams with direct access to a large terrace. The second floor offers a charming attic. The two apartments (approx 160m<sup>2</sup>) can be individually divided and designed as a basis for this is an approved project. Another special feature of the property are partly vaulted and exposed basement rooms (approx 150m<sup>2</sup>), which are easily accessible and in a very good condition. Whether to use as an exclusive wine cellar or to celebrate with guests, there is endless potential and possibilities. The property is centrally located with easy accessibility by foot and by car, an optimal combination of residential living with yield opportunity in business

Property Tags:

Garage

Terrace

Less than 30min from Train Station

Less than 1h from Ski

Less than 2h from Airport

Postal Code:

39012

Services:

The appointment for the sale with ourselves and/or our agent is effected by written agreement or through utilization of our services on the basis of the service brochure/exposé and its related conditions. The agent's commission in the amount of 4.00% on the purchase price plus the compulsory VAT shall accrue from when the Purchaser becomes aware of the acceptance of his/her purchase offer (proposta d'acquisto) by the Seller. The commission will be paid by the Purchaser upon execution of the preliminary agreement (contratto preliminare di compravendita). The amount of the agent's gross commission shall be adjusted should the tax rate change. The Real Estate International Srl shall obtain a direct claim for payment vis-à-vis the Purchaser (contract for the benefit of third parties). The real estate transfer tax as well as the costs for the notary and land register shall be borne by the Purchaser. No responsibility will be accepted for the information provided. All material is based upon information that has been supplied by third parties. Whilst we consider this information to be true, we cannot be held responsible for this information being complete, correct or up-to-date. The right to sell the property prior to signing is hereby reserved. Should you already know the property, please let us know. Further, our standard terms and conditions shall apply to this agreement.

Location:

The property is located in the heart of Merano, right next to the famous Palace Hotel and the famous summer esplanade with the Sissi-Park. Walking distance to the Merano spa, esplanade and the city center with popular trails and walks.

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

483

Rooms:

7

Bedrooms:

---

4

Bathrooms:

1

Year of Construction:

1899

- [Log in](#) or [register](#) to post comments