



## Exclusive property near the center of Bressanone - South Tyrol



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 3,520,464.28

### Standort

Land:	Italien
Staat/Region/Provinz:	Trentino-Südtirol
Stadt:	Brixen
Postleitzahl:	39042
Veröffentlicht:	12.08.2025

### Beschreibung:

Exclusive property near the center of Bressanone - South Tyrol

This exclusive villa is situated in a sought-after location near the center of Bressanone/Brixen. The property is surrounded by a spacious private courtyard with a net living area of approx. 404.70 m<sup>2</sup> and offers numerous possibilities for versatile use.

### Highlights of the property:

Year of construction: 1906

Total area: 700 m<sup>2</sup> (404.70 m<sup>2</sup> net living space)

Private courtyard with 375 m<sup>2</sup>

Floors: 6 levels in total, including:

1st and 2nd basement: various cellar rooms, boiler room, garage and a small studio.

Upper floors: 5 separate apartments.

### Equipment:

Heating: District heating

Garage: Included

Energy class: In progress

Availability: Immediate handover possible



Special feature: No convention

The property is free of any encumbrances and therefore offers an ideal basis for personal or business use.

For further information or to arrange a viewing appointment, please do not hesitate to contact us!

- + Year of construction approx. 1906
- + Detached house
- + Terrace / balconies
- + garage
- + in need of renovation
- + cellar
- + Heating: district heating
- + Energy certificate in preparation

Brixen (Italian: Bressanone) is one of the oldest towns in South Tyrol and is picturesquely situated in the Eisack Valley, nestled between vineyards, orchards and the imposing Dolomites. With around 22,000 inhabitants, it is a charming blend of history, culture and modern quality of life.

#### History and culture

The origins of Brixen date back to Roman times, but the city gained its importance primarily in the Middle Ages. Brixen was first mentioned in a document in 901, when it was elevated to the status of a bishop's see. For centuries, the city was an important religious and political center, which is reflected in its magnificent buildings.

Bressanone Cathedral, with its baroque façade and impressive ceiling frescoes, is a landmark of the city. Adjacent to it is the cloister with its Gothic frescoes, which are among the most important works of art in Tyrol. Another highlight is the Hofburg, the former residence of the prince-bishops, which now houses a museum.

#### Nature and activities

Brixen lies at the foot of the Plose, a popular mountain for hikers, mountain bikers and skiers. In summer, well-marked hiking trails offer spectacular views of the Dolomites, while in winter the Plose boasts perfectly groomed slopes and one of the longest toboggan runs in South Tyrol.

The area around Bressanone/Brixen also invites you to explore. The path through the "Natz-Schabs" nature reserve leads through apple orchards and to traditional Alpine huts, where regional delicacies such as speck, dumplings and cheese are served.

#### Cuisine and events

South Tyrolean cuisine reflects the mixture of Alpine and Mediterranean culture, and Bressanone is a paradise for gourmets. Restaurants and inns serve traditional dishes such as Schlutzkrapfen, but also modern creations with ingredients from the region.

Special events such as the Brixen "Water Light Festival" or the atmospheric Christmas market attract visitors from near and far. The traditional Törggelen in autumn, where new wine and local specialties are enjoyed, also has a long tradition in Brixen.



## Conclusion

Brixen is a town that combines history, culture, nature and enjoyment in a unique way. Whether for a cultural city trip, an active vacation in the mountains or simply to relax - Brixen offers something for everyone and delights with its special charm.

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided to us by clients. Our company accepts no liability for the completeness, accuracy and currency of this information. Subject to errors and prior sale. Delivery by arrangement. Taxes, notary and land registry costs incurred on purchase are to be borne by the buyer. We would like to point out that, in the event of success, our activity will result in a brokerage commission and/or a commission on proof of purchase. In the event of a sale, the commission is 4.88% (incl. 22% Italian VAT) of the notarized purchase price. Our general terms and conditions apply.

Gebaut: 1906

## Allgemein

Fertige m<sup>2</sup>: 404.7 m<sup>2</sup>

Grundstücksgröße: 584 m<sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/HOHM-T66/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T66/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 9969

