



## Alpine retreat with charm in the heart of the Dolomites in Pozza / Val di Fassa - Italy



### Info Agente

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Nombre empresa:  
País: Reino Unido  
Teléfono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para: Venta  
Precio: USD 2,687,287.73

### Ubicación

País: Italia  
Estado/Región/Provincia: Trentino-Alto Adigio  
Ciudad: Pozza di Fassa  
Código postal: 38036  
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### Descripción:

Alpine retreat with charm in the heart of the Dolomites in Pozza / Val di Fassa - Italy

This exclusive, detached chalet is located in the heart of Val di Fassa, just a few steps from the center of Pozza - a masterful combination of alpine tradition, timeless elegance and modern living comfort. The property comprises around 300 m<sup>2</sup> of living and usable space, spread over three levels, and impresses with its bright, spacious rooms, which have been designed with great attention to detail. Natural wood, local stone materials and handcrafted quality surfaces lend each area character, warmth and an unmistakable alpine atmosphere.

The spacious living and dining area in the open-space concept forms the heart of the chalet. A centrally positioned fireplace ensures a cozy atmosphere, while large panoramic windows open up the view of the Dolomites and flood the room with natural light. The modern, fully equipped kitchen blends harmoniously into the living ensemble and opens onto a sun-drenched south-west-facing terrace - an ideal place for relaxing hours, enjoyable outdoor meals or convivial moments with family and friends.

The sleeping floor accommodates a total of four spacious double bedrooms, each with its own en suite bathroom. One room also has a practical bunk bed, perfect for children or guests. All rooms are designed to ensure maximum privacy, comfort and an impressive view of the surrounding mountains.

The wellness area with private sauna invites you to unwind after a day of skiing or hiking. The rooms are complemented by a utility room, a laundry room and a ski and equipment room with ski boot dryer. Two reserved parking spaces and convenient access ensure a high level of suitability for everyday use - ideal



both for personal use and for tourist use at any time of year.

The chalet is in a privileged location: quiet, sunny and yet central, with a short walk to the ski slopes, hiking trails and all services in the village center. The view of the mighty Catinaccio and Sella massifs makes this property a place of longing for nature lovers and connoisseurs.

An alpine retreat full of charm, where authentic mountain romance and modern luxury come together harmoniously. Perfectly suited as a first-class private residence or as a high-quality investment property in the heart of the Dolomites.

9045 Real Estate is an independent boutique agency based in Germany with a network of partners - specializing in exclusive properties and tailor-made advice.

Note: The property has no garden and no associated land. It is also subject to the statutory "Gilmozzi" residence requirement and can therefore only be used as a proper main residence.

Pozza di Fassa - San Giovanni di Fassa: An alpine jewel in the heart of the Dolomites

Pozza di Fassa, part of the municipality of San Giovanni di Fassa, is one of the most sought-after places in Val di Fassa and is synonymous with Alpine quality of life, impressive natural scenery and authentic Ladin culture. Nestled between the majestic peaks of the Dolomites - a UNESCO World Heritage Site - the village harmoniously combines traditional architecture, living customs and modern leisure activities.

**Location & surroundings**

Pozza di Fassa lies at an altitude of around 1,300 meters and is an ideal starting point for countless activities at any time of year. The panorama is characterized by iconic mountain massifs such as the Catinaccio/Rosengarten, the Sassolungo and the Monzoni - a landscape that attracts nature lovers looking for peace and quiet as well as active sports enthusiasts.

Thanks to its central location in the valley, the village is excellently connected and offers quick access to the surrounding skiing and hiking areas.

**Winter: A paradise for skiers & connoisseurs**

In winter, Pozza di Fassa offers direct access to the extensive Buffaure - Ciampac ski area, which in turn is part of the world-famous Dolomiti Superski. Perfectly groomed pistes, modern lifts and breathtaking views are the hallmarks of the area.

**Variety is guaranteed:**

the famous "Vulcano" panoramic downhill run,  
numerous winter hiking trails and cross-country ski trails,  
the QC Terme Dolomiti, one of the most beautiful alpine wellness centers in Italy.

**Summer: nature, sport and alpine joie de vivre**

In the summer months, Pozza di Fassa transforms into a hiking and biking paradise. Wide-ranging paths, mountain tours and panoramic via ferratas lead through forests, alpine meadows and high alpine landscapes. Mountain bikers appreciate the diverse trails, while families enjoy the easy hiking trails and cozy mountain huts.

**Culture & lifestyle**

The village is deeply rooted in Ladin culture - one of the oldest cultures in the Alps. Tradition, hospitality and culinary authenticity characterize life in the valley. Numerous festivals, markets and local events enliven the course of the year and allow visitors and residents alike to immerse themselves in a vibrant mountain culture.



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Infrastructure & quality of life

Pozza di Fassa offers an excellent infrastructure:

Stores, restaurants, cafés and traditional pubs

Sports and leisure activities for all ages

A modern wellness and spa center

Schools, medical care and a wide range of services in the municipality of San Giovanni di Fassa

Despite its tourist importance, the village retains a quiet, high-quality character and allows you to live in harmony with nature.

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We would like to point out that, in the event of success, our activities will result in a brokerage and/or commission fee. Our general terms and conditions apply.

## **Común**

Pies cuadrados terminados: 300 m<sup>2</sup>

Tamaño del lote: 100 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Información adicional**

URL sitio web: [http://www.arkadia.com/HOHM-T225/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T225/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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