



## Old villa with spacious private plot in Pfatten - South Tyrol



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
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Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,989,500.42

### Location

Pays:	Italie
État/Région/Province:	Trentin-Haut-Adige
Ville:	Vadena
Indicatif régional:	39051
Soumis:	13/11/2025

### Description:

Old villa with spacious private plot in Pfatten - South Tyrol

An exceptional, elegant villa with historic charm and high-quality furnishings is for sale. This exclusive property offers an impressive living space on a spacious private plot of approx. 5,000 m<sup>2</sup>, which includes an unused swimming pool, a well-tended garden and numerous parking spaces.

The villa boasts fine materials, spacious, light-flooded rooms and a well-thought-out room layout, making it ideal for prestigious residential use or as an investment property. The building comprises two spacious, separate residential units with the following layout:

The villa is located in the charming municipality of Pfatten, only about 10 km south of Bolzano, and is idyllically nestled in the Mediterranean landscape of South Tyrol. The surrounding area offers a unique combination of nature, culture and leisure activities. Lake Kaltern, the Montiggl Lakes and the Dolomites (UNESCO World Heritage Site) are within easy reach, as are the cities of Bolzano, Verona and Venice.

Additional option: There is the possibility of acquiring adjacent agricultural grassland.

Take the opportunity to make this impressive villa with its incomparable old building flair and spacious plot your new home or a profitable investment. We would be happy to provide you with further details and look forward to receiving your inquiry!



- + Energy efficiency class E
- + Heating: autonomous, oil

#### First floor

- + Three storage rooms (can also be used as granny apartment)
- + Two cellars
- + boiler room
- + Technical room

#### Second floor

- + Four bedrooms
- + kitchen
- + living room
- + bathroom
- + guest WC
- + terrace

#### Second floor

- + Three bedrooms
- + kitchen
- + living room
- + storage room
- + bathroom
- + balcony and terrace

#### Third floor

- + studio
- + bathroom
- + archive
- + storeroom
- + attic
- + balcony

Pfatten (Italian: Vadena) is a small municipality in South Tyrol, Italy, and belongs to the district community of Überetsch-Unterland. The village is located in the Adige Valley, south of the provincial capital of Bolzano, and is characterized by its picturesque landscape, its historical significance and its proximity to some of the most famous sights in South Tyrol.

#### Geography

Pfatten lies at an altitude of around 243 meters above sea level and covers an area of around 13.5 square kilometers. The town is crossed by the Adige, the largest river in South Tyrol, and is surrounded by vineyards, forests and hills. The municipality borders the towns of Bolzano and Laives as well as the municipalities of Appiano and Caldaro.



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## History of Pfatten

The history of Pfatten dates back to pre-Roman times. Archaeological finds indicate that the region was settled early on. Later, the area was part of the Roman Empire, as evidenced by the remains of ancient roads and settlements. In the Middle Ages, Pfatten belonged to the county of Tyrol and played a role as an agricultural center.

## Economy

The economy of Pfatten is strongly characterized by agriculture, especially viticulture. The village is located in one of the most renowned wine regions in South Tyrol, the Überetsch-Unterland. In addition to wine, fruit is also grown, especially apples. The proximity to Bolzano has also contributed to the development of tourism and crafts.

## Places of interest

**Lake Kaltern:** Pfatten is located near Lake Kaltern, one of the warmest Alpine lakes and a popular destination for those seeking relaxation and water sports.

**St. Valentin parish church:** This church is a historic building and an example of the sacred architecture of the region.

**Adige Cycle Path:** The Adige Cycle Path, a popular cycle route, runs through Pfatten and connects the village with other communities along the river.

## Nature and leisure

The area around Pfatten offers numerous opportunities for outdoor activities such as hiking, cycling and Nordic walking. The surrounding forests and vineyards invite you to take relaxing walks, while the proximity to the Dolomites also makes more challenging mountain tours possible.

## Culture and community

Pfatten is a bilingual community where German and Italian are spoken. The cultural diversity is reflected in the traditions, festivals and cuisine of the village. Typical dishes are influenced by both Alpine and Mediterranean cuisine.

Pfatten is a charming destination for visitors who want to experience the beauty of South Tyrol away from the crowds. It offers a successful blend of nature, culture and tradition.

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.

## Commun

Pied carré fini:	662 m <sup>2</sup>
Dimesions du lot:	5000 m <sup>2</sup>

## Lease terms



Date Available:

## **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/HOHM-T217/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T217/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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