



Exclusive panoramic villa in Bellamonte - living in a sunny, quiet location with views of the Dolomites



Information de l'agent

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

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 801,492.37

Location

Pays:	Italie
État/Région/Province:	Trentin-Haut-Adige
Ville:	Predazzo
Indicatif régional:	38037
Soumis:	16/04/2026

Description:

Exclusive panoramic villa in Bellamonte - living in a sunny, quiet location with views of the Dolomites

On the sunny, panoramic high plateau between the Val di Fiemme and the imposing Pale di San Martino, in the renowned village of Bellamonte, we present a charming villa with magnificent views and a spacious garden.

Nestled in extensive, green meadows and surrounded by traditional alpine huts and "tabià", this property offers an exceptional residential location - with a direct view of the impressive peaks of the world-famous Dolomites. Here, nature, tranquillity and exclusivity combine to create a unique living experience.

The property combines privacy and relaxation with proximity to all important facilities. The center of the charming mountain village can be reached in a short distance and offers a good infrastructure all year round, including a grocery store (Cooperativa) and a restaurant/pizzeria that is very popular in the region. During the now significantly extended tourist season - which lasts up to nine months a year - Bellamonte presents itself as lively and well-organized, without losing its authentic and tranquil character.

Upon arrival, the property impresses with a spacious, well-kept entrance plot that is both functional and inviting. From here, you can directly access the basement, which serves as a service area and has a garage, a checkroom, the boiler room, a pantry/storage room, a guest WC with an integrated laundry room and a utility room. An internal staircase conveniently connects this area with the living area and ensures a well thought-out room structure. There is also an external entrance that leads directly to the front terrace and



the main entrance to the apartment.

The living level impresses with a warm and inviting atmosphere. High-quality wooden floors and double-glazed windows that were replaced around ten years ago underline the well-kept condition. The room layout is both functional and homely: a practical kitchen, a bathroom with bathtub, a spacious and light-flooded living area with fireplace and a bedroom form the heart of this floor.

An internal staircase leads to the top floor, where there is a hallway, two further bedrooms and a second bathroom with shower and pleasant lighting. The extensive use of wood gives the entire house a cozy, alpine feel. At the same time, the existing room structure opens up interesting possibilities for individual design and - subject to building regulations - also for expansion.

The property is currently habitable and represents an ideal opportunity for buyers who are looking for a residence that can be used immediately and that can gain additional value and comfort through targeted modernization measures. Heating is provided by oil heating with a private tank.

This villa combines location, views and potential - a rare opportunity for lovers of the Dolomites and sophisticated living in the midst of unspoiled nature.

Living space: approx. 120 m²

Sales area: approx. 172 m²

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

Room (Vani): 7,5

Bedrooms: 3

Bathrooms: 3

Year of construction: 1980

Energy class:

Heating:

Kitchen: eat-in kitchen (separate and habitable)

Living room: Single living area

Condition: Habitable

Living units: 1

Equipment:

+ Furnished

+ Fireplace connection (Canna fumaria)

+ Balcony

+ Open space / terrace

+ Directly attached garage (box)

+ Additional plot / accessory area

Bellamonte - a natural idyll above the valleys of Trentino

The idyllic village of Bellamonte belongs to the municipality of Predazzo and lies on a sunny high plateau at an altitude of around 1,400 meters. Nestled between the Val di Fiemme and the impressive Pale di San Martino, Bellamonte offers one of the most charming landscapes in the entire region.



The village is characterized by vast alpine meadows, dense forests and traditional alpine buildings such as "Tabià" and mountain huts, which give the area its authentic charm. Despite its quiet and natural location, Bellamonte has a solid infrastructure with facilities open all year round, including a grocery store and restaurants serving regional cuisine.

Bellamonte is a popular starting point for numerous leisure activities at any time of year. In summer, hiking and cycling trails through the unspoiled nature are inviting, while in winter, the nearby Alpe Lusia ski area delights with perfectly groomed slopes and modern lifts. Visitors and residents also benefit from the proximity to other well-known ski resorts and excursion destinations in the Dolomites.

Bellamonte is particularly appreciated for its successful combination of tranquillity, nature and accessibility. The village has retained its original character while offering a high quality of life - ideal for anyone looking for relaxation in the mountains without having to compromise on comfort.

Bellamonte therefore stands for authentic living in the midst of one of the most beautiful mountain landscapes in Europe - a retreat with a special flair.

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We would like to point out that, in the event of success, our activities will result in a brokerage commission and/or a commission for the provision of evidence. In the case of sale, the commission is 4.88% (4.00% + 22% Italian VAT) of the notarized purchase price. Our general terms and conditions apply.

Commun

Pied carré fini: 136 m²
Dimensions du lot: 1000 m²

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/HOHM-T258/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

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