



Alpine hut (mill) with historical character in the Dolomites - South Tyrol



Information de l'agent

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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 490,000

Location

Pays:	Italie
État/Région/Province:	Trentin-Haut-Adige
Indicatif régional:	39030
Soumis:	21/04/2026

Description:

Alpine hut (mill) with historical character in the Dolomites - South Tyrol

Nestled in the unspoiled nature of the Dolomites, this extraordinary property is a true refuge for those seeking peace and quiet and nature lovers. The lovingly restored former mill combines historical charm with functional facilities and offers a unique living and usage experience.

On a spacious plot of approx. 10,000 m², consisting of meadows and woodland, the rustic alpine hut is situated in an absolutely secluded location. The property has its own driveway and guarantees maximum privacy in the midst of an impressive mountain landscape.

The hut itself offers an area of around 69 m² and has been carefully restored to its original state. The historic double mill has not only been preserved but is still in working order - a rare highlight with a special collector's value. A total of up to six beds are available, making the property ideal as a retreat for family and friends.

Features include a fully equipped kitchen, its own water source, a secure power supply and a water concession. A small pond on the plot underlines the natural character of the property and creates an idyllic atmosphere. The offer is complemented by a separate apiary, which opens up additional possibilities for use.

The property is located in the municipality of San Martino in Badia in Val Badia, one of the traditional Ladin regions of South Tyrol. The surrounding area impresses with its cultural authenticity and a wide range of leisure activities - from hikes and nature experiences in summer to first-class winter sports facilities in the immediate vicinity.



This special alpine hut combines originality, history and nature in perfect harmony and represents a rare opportunity to acquire a piece of alpine tradition in one of the most beautiful regions of Europe.

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

Original restored historic double mill (functional)
Living space approx. 69 m²
Up to 6 sleeping places
Fully equipped kitchen
Own water source
Power supply available
Water concession
Small pond on the property
Spacious plot (approx. 10,000 m², meadow and forest)
Own driveway to the property
Separate apiary
Completely secluded location surrounded by nature
Located in an agricultural area

St. Martin in Thurn is nestled in the impressive mountain world of the Dolomites, in the idyllic Val Badia in South Tyrol. The municipality is part of the Alta Badia vacation region and is one of the five Ladin villages in the valley - a region where language, culture and tradition are still very much alive today. At an altitude of between around 1,100 and 1,500 meters, St. Martin in Thurn extends over a vast, natural landscape with meadows, forests and striking mountain peaks. The proximity to the Puez-Geisler Nature Park, a UNESCO World Heritage Site, is particularly impressive with its unique flora and fauna and spectacular views.

The village itself is characterized by its originality and tranquillity. Away from mass tourism, you will find an authentic South Tyrol here, characterized by traditional farms, small hamlets and characteristic Ladin architecture. Historically, St. Martin was mentioned in documents as early as 1260 and has retained its original charm to this day.

Culturally, the municipality plays a special role: it is home to the Ladin regional museum "Ciastel de Tor" and the Micurà de Rü cultural institute. Both institutions are dedicated to preserving and teaching the Ladin language and history, making the town an important cultural center in the region.

St. Martin in Thurn also offers a wide range of opportunities for nature lovers and sports enthusiasts all year round. In summer, numerous hiking and cycling trails invite you to explore the Dolomites. In winter, visitors benefit from the proximity to the Kronplatz and Alta Badia ski areas, which offer perfectly groomed slopes and a direct connection to the famous Sellaronda.

St. Martin in Thurn is therefore a place that combines nature, culture and relaxation in a unique way - ideal for all those who want to experience the original South Tyrol far away from the hustle and bustle.

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The buyer pays 4.88% (incl. 22% VAT) of the notarized purchase price, due upon signing of the preliminary or purchase contract.

Commun

Pied carré fini: 69 m²
Dimensions du lot: 10000 m²

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/HOHM-T259/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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