



Unique: Alpine pasture and forest property with potential hunting opportunities on the Brenner Pass - South Tyrol



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 551,539.4

Location

Country: Italy
 State/Region/Province: Trentino-Alto Adige
 ZIP code: 39041
 Posted: Aug 08, 2025

Description:

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One of the largest private properties in South Tyrol is located in the municipality of Brenner, which is no longer referred to as a property but as a valley. For sale is 1/3 of the undivided ownership of approx. 270 hectares of alpine pastures and woodland in the municipality of Brenner. The plots extend from approx. 1,650 - 2,650m above sea level. There is the possibility of a division or a joint investment (2/3 belong to a private individual). There are several huts on the alpine pasture area, such as the Sennhütte, a stable building and another large alpine hut at a higher altitude. The buildings are in poor condition or partially dilapidated. Reconstruction of the existing building volumes is possible under building law. The existing cubage could be divided up so that a separate alpine hut could be built for the aforementioned part. Interesting for hunters: in connection with the share of the alpine pasture and forest property, it is possible to apply for hunting rights in the Brenner hunting ground. With a total area of over 10,000 hectares, the Brenner hunting ground is one of the 10 largest hunting grounds in South Tyrol. The Brenner hunting ground offers hunters a good stock of red deer, roe deer, chamois and much more. The alpine pasture and forest property is, so to speak, an entire valley... and therefore an interesting investment opportunity. Due to its geographical unity and isolation from the neighboring valleys, this



alpine pasture area offers ideal conditions for alpine pasture management, e.g. sheep, which makes it possible to apply for management contributions and alpine pasture premiums from the EU and the Autonomous Province of South Tyrol.

Further pictures and information on specific request. We would be happy to organize a viewing appointment.

The municipality of Brenner is located on the border with Austria and comprises the villages of Brenner, Pflersch, Brennerbad, Giggelberg, Pontigl and the main town of Gossensass. It owes its fame to the Alpine crossing of the same name, among other things. However, the main attractions of the municipality are undoubtedly the mighty Pflersch Tribulaun, the Ladurns ski area and the healing springs in Brennerbad.

At 1,374 m above sea level, the Brenner Pass is the lowest pass on the main Alpine ridge in the Austrian Central Alps and is nestled between two mountain ranges. They are also the watershed between the Sill and Eisack rivers and the main watershed between the Adriatic and the Black Sea. The Brenner Pass was and is an important lock for international traffic between north and south.

The origin of the municipality's name is still uncertain - an Alpine people called "Breuni" or "Brenni" may have given it its name.

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 fees and land registry fees are to be paid by the buyer.

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

Common

Finished sq. ft.: 97 sq m
Lot Size: 864305 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/HOHM-T44/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 2349



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