



## Alpine hut (mill) with historical character in the Dolomites - 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 575,009.17

### Location

Country: Italy  
State/Region/Province: Trentino-Alto Adige  
ZIP code: 39030  
Posted: Apr 21, 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 m<sup>2</sup>, 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 m<sup>2</sup> 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.



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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 m<sup>2</sup>  
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 m<sup>2</sup>, 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.

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.



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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.

## **Common**

Finished sq. ft.: 69 sq m  
Lot Size: 10000 sq m

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/HOHM-T259/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T259/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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