Closed farm for keeping horses with panoramic views in Merano and Environs - South Tyrol

Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Детали объявления

Недвижимость:	На продажу
Цена:	USD 3,978,124.63

Местоположение

Страна:	Италия
Область:	Больцано
Город:	Schenna
Почтовый индекс:	39017
Добавлено:	08.08.2025

Описание:

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This unique property in Schenna, situated in a fantastic panoramic location, captivates with its impressive combination of traditional charm and state-of-the-art technology. Thanks to pioneering technologies, partial self-sufficiency is possible, making this property particularly sustainable and future-oriented. The spacious living and usable areas as well as the extended and restored barn offer ample space for agricultural equipment, vehicles, feed and generous open areas for animals. These features make the property an exceptional gem for lovers of the rural lifestyle.
The original house was built using traditional craftsmanship in the regional architectural style and has been extensively modernized in recent years. The careful integration of modern elements complements the structure perfectly, so that the house now has an optimal room layout over four floors. Classic details have been combined with well thought-out, functional solutions, creating a harmonious living atmosphere.
In the basement there is a spacious storage room, ideal for storing food and tools, as well as a spacious garage with a charging station for electric vehicles and technical rooms for the photovoltaic system and the heating system. A bathroom and a room that can be used flexibly as an office or practice offer additional possibilities.
The inner courtyard leads to the first floor, which boasts an open-plan living and dining area, complemented by a classic wood-burning stove and access to the balcony. An adjoining master bedroom with walk-in closet and en-suite bathroom as well as a separate kitchen and a cozy parlor with terrace

complete the first floor.
An internal staircase leads to the upper floor, where there are two further bedrooms, a storage room, a bathroom, a separate WC and a further living area with fireplace and adjoining kitchen. Here, too, there is access to several balconies that offer wonderful views. On the top floor there is another spacious bedroom with its own bathroom and plenty of privacy.
This agricultural property combines traditional architecture with modern technology and sustainability. It offers a unique opportunity to invest in a year-round residence with a wide range of possible uses.

Further information on specific request.

+ Year of construction 1960
+ Energy efficiency class A+

Schenna, a picturesque village in South Tyrol, lies on a sunny high plateau above Meran and is a popular destination for nature lovers, culture enthusiasts and active vacationers. At an altitude of around 600 to 1500 meters, Scena offers breathtaking views of the surrounding mountains, vineyards and orchards. Thanks to its mild climate, southern sunshine and proximity to the spa town of Merano/Meran, Scena/Schenna is an attractive place to spend time in both summer and winter.
The townscape of Scena/Schenna is characterized by its traditional Tyrolean architecture, surrounded by lush gardens and orchards. The historic Schenna Castle, which towers above the village, is particularly outstanding. The castle, built in the 14th century, is one of the region's main attractions and is home to an impressive collection of historical artifacts as well as the tomb of Archduke Johann of Austria, who played a significant role in the history of Tyrol.
In addition to cultural highlights, Scena offers a wide range of opportunities for outdoor activities. Hikers and cyclists will find numerous routes here that lead through idyllic alpine meadows, forests and along Waalwege - old irrigation channels that today serve as popular hiking trails. Popular excursion destinations include the Texel Group Nature Park, the Hirzer and Ifinger hiking areas and the Merano High Mountain Trail, which is characterized by breathtaking panoramas and impressive flora and fauna.
Winter sports enthusiasts also get their money's worth in the Schenna region, with ski resorts such as Meran 2000 just a short drive away. In winter, the region offers a wide range of activities, including skiing, snowboarding, winter hiking and tobogganing.
Scena is also known for its warm hospitality. A large number of hotels, guesthouses and vacation apartments, often family-run, offer comfort and relaxation to those seeking rest and relaxation. South Tyrolean cuisine also plays a central role in Scena/Schenna - from traditional dumpling dishes to hearty speck and Mediterranean-inspired dishes that reflect the special culinary fusion of this region.
Thanks to its mix of scenic beauty, cultural richness and diverse leisure opportunities, Scena attracts visitors from all over the world who come to experience the best of South Tyrol.

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.

Общие

Готовые кв.м.:	220 кв м
Площадь участка:	64900 кв м

Lease terms

Date Available:

Дополнительная информация

URL вебсайта:	http://www.arkadia.com/HOHM-T60/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:	9407