



Spacious villa with private garden, independent annexe and communal pool in a quiet location in Buchholz / Salurn - 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 927,055.59

Местоположение

Страна:	Италия
Область:	Большано
Город:	Salorno
Почтовый индекс:	39040
Добавлено:	22.02.2026

Описание:

Spacious villa with private garden, independent annexe and communal pool in a quiet location in Buchholz / Salurn - South Tyrol

In an extremely quiet and well-kept residential area, embedded in a green natural landscape and only about 5 km from the center of Salurn, this high-quality villa presents itself as an ideal combination of privacy, living comfort and proximity to all important infrastructures. The location is particularly popular with nature lovers who do not want to miss out on well-organized village life: Restaurants, a mini market, church, clubs and numerous walking and hiking trails are in the immediate vicinity.

The villa extends over three levels and was extensively renovated to a high standard between 2002 and 2004. All measures were aimed at a sustainable improvement in living comfort and energy efficiency: thermal insulation composite system (full thermal insulation), new and insulated roof, replacement of all windows and doors with insulating glass windows, preparation for solar panels and the complete renewal of all pipes and technical installations. The result is a solid, well-maintained home that is comfortable all year round.

Access to the property is via two entrances and conveys a special feeling of living as soon as you enter. An elegant conservatory serves as a sheltered transition area between the interior and exterior and leads into the spacious living area. This open, light-flooded room harmoniously combines the kitchen, dining



and living areas. A particular highlight is the bespoke, handcrafted, high-quality parlor made of brushed spruce wood, which exudes alpine charm, warmth and cosiness and forms the focal point of the house. From the living area, you can access the large, panoramic terrace - a real highlight of the property - which offers impressive views of the Brenta Dolomites and invites you to spend relaxing hours outdoors. On the same floor, there is also a practical storage room with laundry function and a daylight bathroom with Jacuzzi hydromassage shower.

The sleeping area on the upper floor is clearly structured and designed for peace and privacy. Three well-designed, bright bedrooms offer versatile furnishing options. A spacious master bathroom with double washbasin and Jacuzzi bath completes this level and creates a personal wellness area.

A special bonus of this property is the fully independent annexe with separate access - a rare and extremely flexible solution. It is ideal as a guest apartment, for family members or for private tourist use. The annexe has an open-plan living area with kitchenette, a bathroom with shower, a bright bedroom and its own panoramic terrace, which offers additional living quality.

The private garden of around 430 m² invites you to relax, play or socialize in the greenery. A total of four parking spaces are available for vehicles, one of which is covered. The space on offer is complemented by a large cellar room and two additional storage rooms, which ensure order and functionality. Another added value is the communal swimming pool, which offers great leisure and recreational value, especially in the summer months, and also makes the property extremely attractive as a vacation home.

The property is not conventional and is therefore suitable as a main residence as well as a second home or vacation property with flexible use.

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Number of rooms: 9

Bedrooms: 3

Bathrooms: 3

Year of construction: 2003

Energy class: in preparation

Heating: Autonomous

Kitchen: Eat-in kitchen (separately accessible)

Living room: Double living room

Ready to move in: Yes

Condition: Good

Living environment: Medium to upscale

Living units: 2

Furnished: Yes

Swimming pool: Yes

Chimney connection (flue): Yes

Garden: Yes

Connected apartment: Yes

Balconies / terraces (not covered): 2

Outdoor parking space: Yes

Cellar: Yes

Technical rooms: Yes



Roof terrace / flat roof: Yes

Buchholz, Pochi in Italian, is a small, idyllic fraction of the municipality of Salurn (Salorno) in the south of South Tyrol. The district lies above the valley floor on a sunny slope and is often associated with the Saturn area, a particularly quiet and green residential zone. This elevated location gives Buchholz its very special character: plenty of sunshine, fresh air, impressive views and a tangible closeness to nature. The village is characterized by a manageable, mature structure with detached houses, villas and smaller residential complexes. Here, people deliberately live away from through traffic and the hustle and bustle, which makes Buchholz/Saturn particularly attractive for those seeking peace and quiet, families and nature lovers. At the same time, the accessibility remains very good: the center of Salurn with stores, schools, restaurants, train station and all important services can be reached in a few minutes by car. Buchholz is surrounded by forests, meadows and vineyards and offers direct access to numerous walking and hiking trails. The surrounding area is ideal for outdoor activities such as hiking, mountain biking or relaxing walks in the countryside. The diversity of the landscape and the proximity to the linguistic and cultural border between the German and Italian South Tyrol also give the area a special charm. Despite its quiet location, Buchholz is not a secluded place. An active community life, a church and the proximity to restaurants and small local suppliers ensure a high quality of life and an intact social environment. The combination of nature, tranquillity and good infrastructure makes Buchholz/Saturn a sought-after residential location - both as a main residence and as a second or vacation home. All in all, Buchholz/Saturn stands for relaxed living in the countryside, with a high recreational value and the comfort of a well-organized town - one of the most charming residential areas in the south of South Tyrol.

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We would like to point out that, in the event of success, our activities will result in a brokerage and/or commission fee. Our general terms and conditions apply.

Общие

Готовые кв.м.: 183 кв м
Площадь участка: 500 кв м

Lease terms

Date Available:

Дополнительная информация

URL вебсайта: http://www.arkadia.com/НОНМ-T236/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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