



## Hidden gem in the mountains - your alpine retreat in Hafling - 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 2,323,506.42

### Местоположение

Страна:	Италия
Область:	Большано
Город:	Авеленго
Почтовый индекс:	39010
Добавлено:	22.02.2026

#### Описание:

Hidden gem in the mountains - your alpine retreat in Hafling - South Tyrol

Amidst the picturesque natural scenery of Hafling, just a 10-minute drive from Falzeben and the popular Meran 2000 hiking and skiing area, you will find this exceptional vacation home - a real gem for lovers of the Alpine way of life and authentic South Tyrolean architecture.

The property is situated in an absolutely quiet, traffic-calmed location at the end of an access road that is only accessible to residents. Here you can enjoy maximum privacy and pure relaxation - nestled in your own 4,000 m<sup>2</sup> woodland plot, surrounded by meadows, trees and unspoiled nature. Directly adjacent, a hiking trail invites you to go on long walks and discovery tours - ideal for nature lovers, those seeking peace and quiet and active connoisseurs.

The house impresses with its warm, homely ambience, which is emphasized by numerous lovingly preserved South Tyrolean farmhouse furniture and traditional Tyrolean elements. The property is suitable both as a cozy vacation home and as a primary residence with a special flair.

The approx. 120 m<sup>2</sup> net living space is spread over two living levels and offers space for family, guests or creative ideas for use.

#### Room layout:

- + Inviting entrance area
- + Four bedrooms with views of the countryside



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- + Spacious living room with open fireplace and direct access to the sunny terrace
  - + Separate, fully equipped kitchen
  - + Daytime WC and a bathroom

The convertible top floor opens up additional possibilities for individual expansion - whether as a studio, reading room or guest area.

In the basement there is a cozy hobby room with access to the outdoors - perfect as a retreat or playroom. The space on offer is complemented by a practical cellar room, a boiler room and three parking spaces on the upper edge of the property.

The combination of a quiet, secluded location, authentic living style and close proximity to leisure and nature experiences makes this property a real rarity on the market. There are only other vacation homes in the neighborhood, which further underlines the exclusive and relaxed atmosphere.

Whether you are looking for a stylish vacation residence, a charming home or a secure investment - this house combines all the advantages of a special place to live in the South Tyrolean mountains.

See this exceptional property for yourself and arrange a viewing appointment with us!

## Hafling - The sunny high plateau above Meran

Hafling (Italian: Avelengo) is picturesquely situated on a sun-drenched high plateau above the spa town of Meran in South Tyrol, at around 1,300 meters above sea level. The municipality has around 800 inhabitants and belongs to the Burggrafenamt. Nestled in an impressive natural landscape with wide meadows, dense forests and a magnificent panorama of the Texel Group, Hafling stands for tranquillity, closeness to nature and a high quality of life.

Hafling is particularly well-known as the home of the world-famous Haflinger horses - a robust, good-natured and versatile breed of horse that originally comes from this region. Riding stables, paddocks and traditional farms still characterize the townscape today and underline the close connection to agriculture and rural life.

Despite its manageable size, Hafling offers an excellent infrastructure: charming inns, upmarket hotels, modern chalets and direct links to the Meran 2000 ski area and hiking paradise make the village extremely attractive for both locals and guests. The proximity to Merano/Meran - just a 15-minute drive away - also ensures excellent connections to city amenities, culture and health facilities.

Whether as a starting point for sporting activities in summer such as hiking, mountain biking or horse riding, or as a winter destination with guaranteed snow: Hafling impresses all year round with its natural beauty, tranquillity and authentic South Tyrolean lifestyle.

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 and land registry costs incurred on purchase are to be borne by the buyer.

We would like to point out that, in the event of success, our activity will result in a brokerage commission and/or a commission on proof of purchase. In the case of a sale, the commission is 4.88% (4.00% + 22%



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Italian VAT) of the notarized purchase price. Our general terms and conditions apply.

## Общие

Готовые кв.м.: 120 кв м  
Площадь участка: 4000 кв м

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/НОНМ-T245/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/НОНМ-T245/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 11963

