

Apartment Reischach - Riscone € 730.000 Ref. BK1158-N



126 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Here is the translation of Option 1 into English, using a sophisticated and inviting tone suitable for an international real estate market.

Option 1: Emotional and Prestigious (Focus on Lifestyle)

Title: Your Modern Retreat at the Foot of Plan de Corones: Private Garden and Total Comfort

Located in Riscone, in a position that perfectly balances central convenience with natural tranquility, we offer an exclusive duplex apartment undergoing a complete "turnkey" renovation.

The property has been redesigned to offer a contemporary living experience:

Sleeping Area (Upper Ground Floor): A welcoming entrance leads to two bright bedrooms, a windowed bathroom, and a balcony boasting a stunning panoramic view of the mountains.

Living Area (Lower Ground Floor): The heart of the home opens onto a large, sun-drenched private garden-perfect for outdoor relaxation. **Culinary & Dining Area:** A modern and spacious open-plan kitchen, seamlessly integrated with a dedicated dining area. Perfect for those who love cooking and entertaining guests, it allows for easy movement between the stove and the dining table.

The "Relax" Lounge: Visually distinct yet interconnected, the living area is a true invitation to unwind. The space is generous enough to accommodate a large corner sofa and a home-cinema wall unit, creating a cozy and private nook for your moments of rest.

The Value of "As New": The apartment will be delivered fully renovated with premium finishes, underfloor heating, a mechanical

ventilation system (VMC) for constant air quality, new high-efficiency triple-glazed windows, and certified modern installations. Work is scheduled to begin in March 2026, so some customizations are still possible.
The property includes a large garage and an outdoor parking space (total value of approx. €50,000), already included in the sale price.
The property is urbanistically free and therefore also usable as a holiday home.
NO VAT!

Certification

Energy Class: A1

Property details

Zip Code: 39031

Total net area: 78.00

Bedrooms: 2

Bathrooms: 2

Rooms: 3

State of Preservation: Excellent

Level: On two-levels

Total floors: 4

Heating: independent

Parking: Uncovered Parking

Lift: Yes

Year of construction: 1994

Building Costs: € 200

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Exposed Kitchen

Box: Single

Features

Tv Antenna: common

Tv SAT: common

Chimney

Wiring: by law

Windows: new

window shutters: wooden blinds

Bathrooms: with shower

Free/Convenzionato: free

Heating: district heating

Taxation: cadastral value tax

Nearby

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Cafe

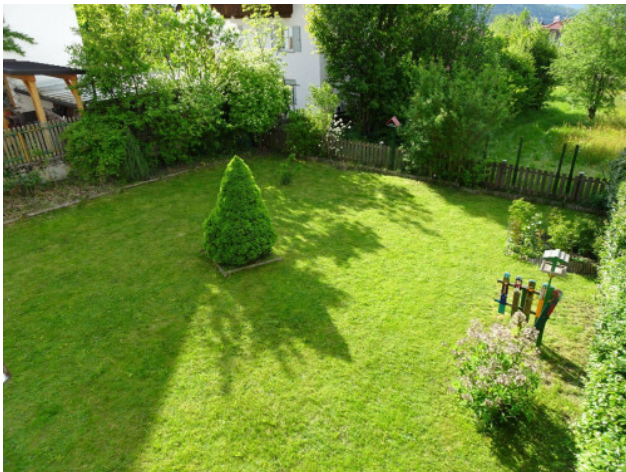
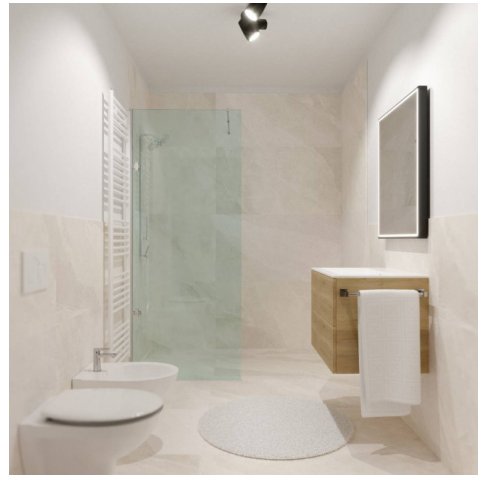
Ski lifts

Cross-country ski



MP Immoselection

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