

# Apartment

## Reischach - Riscone

### € 210.000

### Ref. BK1209



### 45 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2

Two-room apartment in a strategic location in Riscone

Just a few minutes from the Riscone ski lifts, with the convenience of a bus stop just steps away, we offer for sale a two-room apartment with great potential, located in a building dating back to the mid-1970s. The apartment is immediately habitable but would benefit from a renovation, offering the perfect opportunity to redesign the interiors to your own taste. A valuable plus: the windows were already replaced 8 years ago and are therefore in good condition.

The property consists of a large living room with a kitchenette (ideal for holiday use, with space to add a sofa bed or a wall bed for the main couple), a bedroom, and a bathroom with a window.

The unbeatable highlights:

Zero snow stress: Included in the price is a cellar, perfect for storing sports equipment.

The Garage: Available for a small surcharge of just €25,000, a precious compact garage featuring direct and level access, with no steep ramps that risk freezing in winter. Not suitable for SUVs.

An excellent solution for those looking for a renovation project in an exclusive location at an affordable price.

The property is free from urban restrictions and can therefore also be purchased as your holiday home.

No VAT!

## Certification

Energy Class: E

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## Property details

Zip Code: 39031

Total net area: 36.00

Bedrooms: 1

Bathrooms: 1

Rooms: 2

State of Preservation: Discreet

Level: Top

Total floors: 2

Heating: Central Heating with Counter

Year of construction: 1976

Current Status: Free by notary contract

Building Costs: € 180

Garden: Common

Kitchen: Exposed Kitchen

Box: Single

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## Features

Tv Antenna: common

Tv SAT: common

Internet coverage: fibre optic

Windows: recent

window shutters: belt roller shutters

Bathrooms: with bathtub

Free/Convenzionato: free

Heating: district heating

Taxation: cadastral value tax

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