MP Immoselection
Via Lützelbuch - Lützelbucherstrasse 17 - 39030 Gais - Gais
Phone number +393479013406

Apartment
Percha - Perca
€ 265.000
Ref. BK1210



58 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2

Sunny 1-Bedroom Apartment in Perca: Your Puster Valley Retreat with a Liveable Balcony

In a quiet and residential area of Perca, we offer for sale a well-layout 1-bedroom apartment boasting excellent sun exposure. The property is located just a few minutes from the "Ried" ski lift, which directly connects Perca to the renowned Kronplatz ski resort, making this solution a true paradise for skiing and winter sports lovers.

The living area and the balcony face mainly south, ensuring beautiful natural light throughout the day, while the bedroom enjoys the morning sun thanks to its eastern exposure. From the windows and the balcony, you can appreciate a pleasant partial view of the woods and the striking mountains of the Upper Puster Valley.
Interior Layout:
Entrance: Comfortable and functional hallway that optimizes the privacy of the rooms.
Living Area: Bright living room with an open-plan kitchen, equipped with a wood-stove connection, ideal for creating a warm and cozy atmosphere during the winter months.
Sleeping Area: Spacious and well-exposed double bedroom.
Bathroom: Full bathroom equipped with a bathtub.
Outdoor Space: South-facing balcony; the space is perfect for hosting a table with chairs, ideal for outdoor dining or relaxing in the sun.

Features and Property Plus Points:
Cellar: Included in the price are a very generous cellar (approx. 20 sqm) and a second cellar (3sqm), perfect as a storage spaces or depot for ski and sports equipment.
Garage: Available separately is a garage with an attached storage room for Euro 30,000.
Furnishing: The apartment is sold partially furnished: including a practical wardrobe in the entrance, the kitchen block, and the wardrobe and bed in the bedroom (the remaining furniture visible in the photos belongs to the current tenants).

An ideal solution both as a primary residence for young couples/singles, and as a strategic investment or holiday base in the Puster Valley. The property is not subject to local residency restrictions (free) and can therefore be purchased as a holiday home.
Tax Advantage: Private sale, No VAT!

Certification

Energy Class: E

Property details

Zip Code: 39030	**Total net area**: 40.00
Bedrooms: 1	**Bathrooms**: 1
Rooms: 2	**State of Preservation**: Discreet
Level: 1	**Total floors**: 4
Heating: independent	**Lift**: Yes
Year of construction: 2005	**Building Costs**: € 210
Terrace: Present	**Kitchen**: Exposed Kitchen

Features

Tv Antenna: common	Tv SAT: common	Wiring: by law
window shutters: belt roller shutters	Bathrooms: with bathtub	Free/Convenzionato: free
Heating: district heating	Taxation: cadastral value tax	

















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