

Apartment Reischach - Riscone € 730.000 Ref. BK1158-NN



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

RISCONE: 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.

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

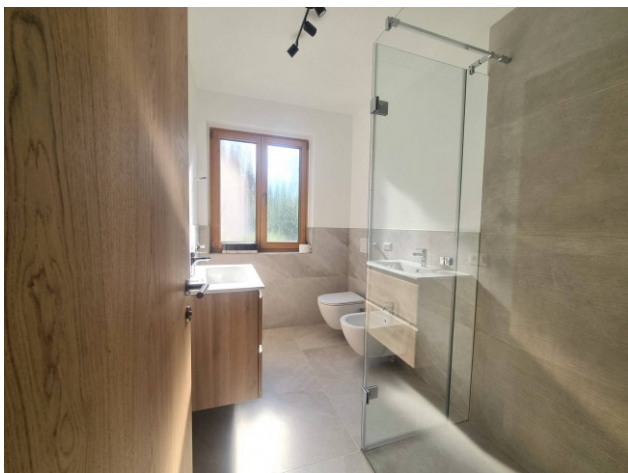
Zip Code: 39031	Total net area: 78.00
Bedrooms: 2	Bathrooms: 2
Rooms: 3	State of Preservation: Excellent
Level: On two-levels	Total floors: 4
Heating: independent	Parking: Uncovered Parking
Lift: Yes	Year of construction: 1994
Building Costs: € 200	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Exposed Kitchen	Box: Single

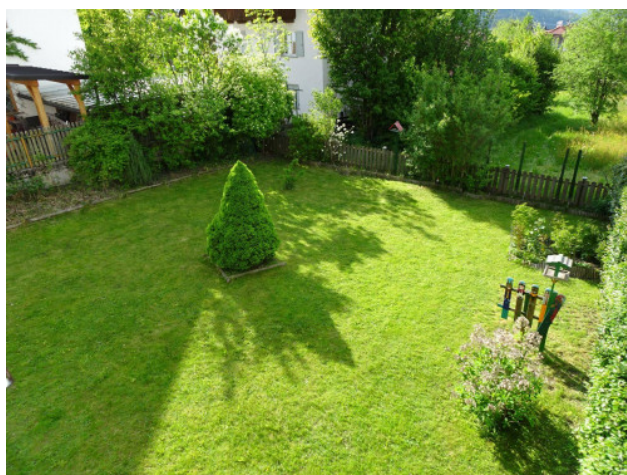
Features

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

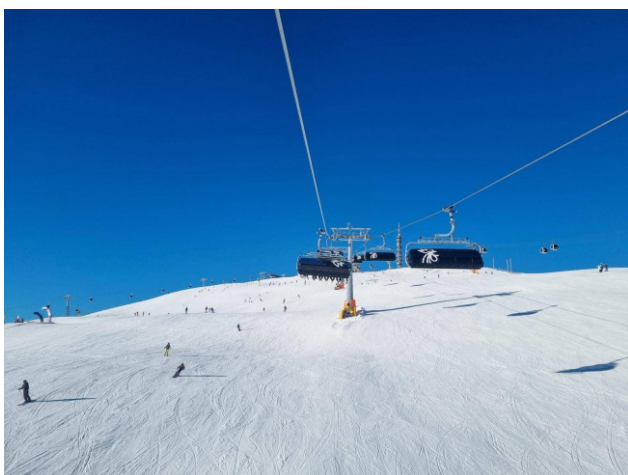
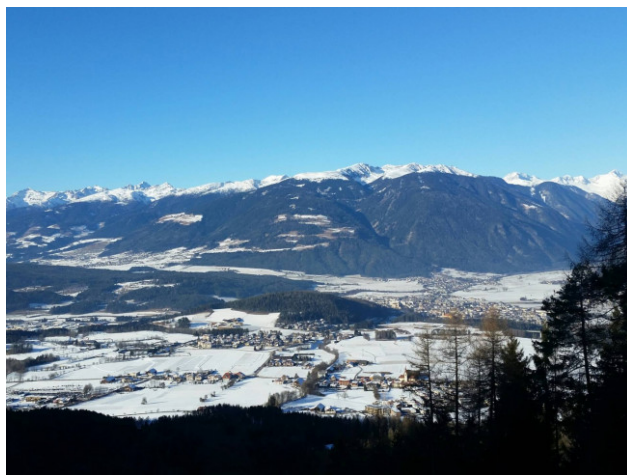
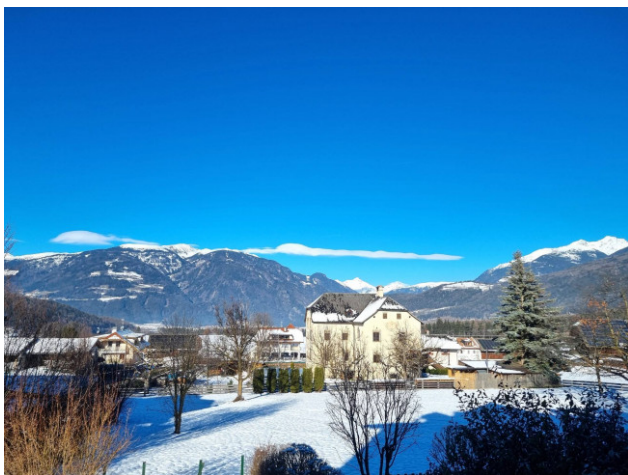
Spa	Football Fields	Fitness Centers	Tennis Courts
Bike Lanes	Playgrounds	Public Transport	Kindergarten
Elementary Schools	Cafe	Ski lifts	Cross-country ski





MP Immoselection

Via Lützelbuch - Lützelbucherstrasse 17 - Gais - Gais (BZ) - Phone number +393479013406
 info@immoselection.it - <https://www.immoselection.it/en>
 VAT 02260040213



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