



PALAZZO ESTATE

BADIA

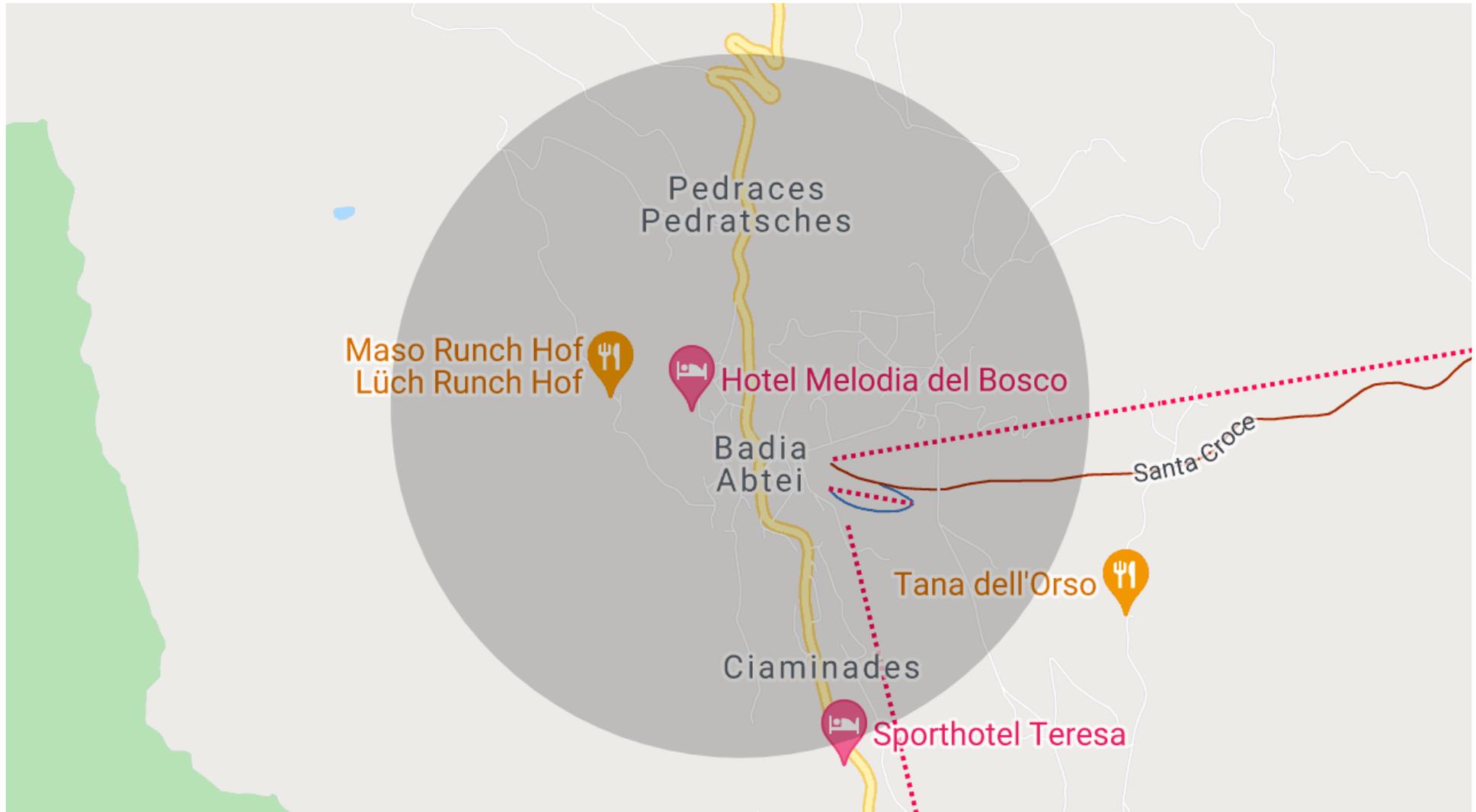
ITRE1319

# CHALET

AREA:	900 m <sup>2</sup>
BEDROOM:	15
BATHROOM:	14
LAND:	0 m <sup>2</sup>
BOX:	DOPPIO
SWIMMING POOL:	NO
ENERGY CLASS:	B -
PRICE:	€ 6.500.000



# BADIA - SOUTH TYROL



PALAZZO ESTATE

# DESCRIPTION

The property has undergone radical redevelopment and expansion in 2006. It has been completely rebuilt while maintaining the look of a typical South Tyrol's "maso chiuso" (mountain farm) once mainly rural, today converted to agricultural use and hospitality.

The main building is formed by two bodies connected together from a wood and glass pier, and in addition to it the property boasts a large barn and a further small building that serves as annexe.

The two main buildings are currently forming a residence, set on 5 floors (two of which are below street), whose spaces are laid out as follows:

- Second floor below street: room of 36sqm used as an office / reception
  - First floor below street: 1 bedroom apartment of 53sqm complete with terrace of 14 sqm, cellar, ski storage, laundry and utility/boiler room of about 32sqm
  - Ground floor: 1 apartment of 67sqm with 2 balconies and 1 terrace (for a total 15,5mq) and an apartment of 62mq, with a large patio for common use. At this level there is also the ancillary rooms for 57sqm, used by the service staff and the caretakers of the property
  - First floor: 1 apartment with 3 bedrooms and 3 bathrooms, for a total of 88mq, plus 2 balconies of 3,5 and 8sqm. In addition one room with bathroom of 24sqm plus covered terrace, communal, of 20sqm.
- Always at the same level as the second main building, one apartment of 73sqm, as well as two balconies for about 11 square meters
- At this level the two buildings are connected by a wooden and glass pier, ideal as outdoor area for all seasons, providing shelter from outside weather.
- Second floor: 2 studios with bath, respectively of 18.5 and 20sqm (the latter with balcony 3.5sqm) and a three-room apartment of 74sqm, complete with balcony of 8sqm)

All units bedroom apartments have two bathrooms and enjoy independent access.

The units have been carefully finished with floors and roofs made of typical wood of the valley; rustic furniture, leatherhood, carpets, drapes and curtains, light fixtures have been all selected to give maximum warmth to the feeling of each apartment. The final result stands out in elegant and comfortable spaces, with fully equipped modern kitchens, albeit with the possibility to enjoy typical cuisine in various restaurants nearby.

In the proximity of two main buildings, we also find a cellar of 70 sqm, currently unfinished, with the possibility of adding one floor and convert it into a small fitness / spa area.

The last building, with a plant 97,5sqm is in fact a barn - a very impressive home from an architectural standpoint - now used as a storage area.

To complete the property, the farm has a "wirtschaftshaus" to be restored, being a residential dwelling in typical alpine style, once used as a residence for workers of the farm. This property is located right on the ski slopes, spreaded over three levels of 56sqm each.

The property also boasts a large underground space, just below the main buildings, used as a garage for 25 cars (total 550sqm) cellars, ski storage, laundry and utility rooms for a total of 46 sqm.

## Outdoor spaces

This is a property of large size: the land immediately close to the residence measures an area of 21.890sqm, while 4.665sqm are directly related to wirtschaftshaus. In addition 72.575mq of forest and pasture are part of the farm, bringing the total to approximately 10 hectares.

## Services and utilities

The entire residence is served by a heating system with geothermal water provision of 4000Lt, which allows substantial cost reduction. The electrical system is also sized for the structure and supported by a generator in case of need. Since the property was rebuilt from scratch in 2006, all the equipment, fixtures and structure were built with energy-saving criteria of high quality. TV satellite, telephone Internet connection in the property.

## Usage and potential use

The current urban destination of the property allows both hospitality business and partial residential use with regard to the "wirtschaftshaus", the latter to be thoroughly restored. In Val Badia is difficult, if not impossible, to find a "maso chiuso" for sale: this makes this mansion a property with unique potential and a new buyer would surely appreciate the intrinsic qualities. The possibility of extension for residential purposes within the premises is not ruled out; however all necessary licenses and permits shall be required in such case.























# DISCLAIMER

L'incarico di mediazione con la nostra agenzia e/o i nostri collaboratori si formalizza con la stipula di un contratto o attraverso l'utilizzo dei servizi forniti dall'agenzia stessa quali, a mero titolo di esempio e non esaustivo, la pubblicazione tramite internet e/o visite accompagnate e/o materiale informativo inviato.

Il compenso per la mediazione corrisposto dall'acquirente sarà pari al 4% sul prezzo della compravendita a cui verrà aggiunta IVA per legge. La conclusione dell'affare e il relativo diritto al compenso provvigionale si considera efficace contestualmente alla notifica al proponente dell'accettazione della proposta d'acquisto. L'importo lordo della provvigione potrà variare a un eventuale adeguamento IVA. Palazzo Estate Srl e i suoi collaboratori hanno il diritto di richiedere il pagamento di tale provvigione entro o contestualmente al contratto preliminare di compravendita. La nostra società non si può ritenere responsabile in nessuna misura per le informazioni riportate in quanto tutto il materiale si basa su informazioni fornite da terze persone e ritenute veritiere.

Nel caso l'immobile in oggetto fosse già conosciuto è indispensabile farlo presente prima di iniziare qualsivoglia sopralluogo e/o invio di materiale.

Il trattamento dei dati personali è esclusivamente nell'ambito dei rapporti contrattuali.

Ulteriori informazioni sull'elaborazione dei dati sono disponibili all'indirizzo <https://www.palazzoestate.com/it/cookies-privacy/> o nelle note informative disponibili presso i nostri uffici.

©Palazzo Estate s.r.l. - via Domenico Fontana, 1 - 22100 Como



PALAZZO ESTATE



## PALAZZO ESTATE

[www.palazzoestate.com](http://www.palazzoestate.com)

[info@palazzoestate.com](mailto:info@palazzoestate.com)