

Perca / Percha – Südtirol [Trentino-Alto Adige]

## Kronplatz: Freshly renovated and furnished apartment in the beautiful Pustertal Valley. "Conventional"

Property ID: IT23494123\_1



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 360.000 EUR • LIVING SPACE: ca. 43,78 m<sup>2</sup> • ROOMS: 2

Property ID: IT23494123\_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT23494123\_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

## At a glance

Property ID	IT23494123_1
Living Space	ca. 43,78 m <sup>2</sup>
Available from	According to the arrangement
Floor	1
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1976

Purchase Price	360.000 EUR
Commission	Subject to commission
Total Space	ca. 75 m <sup>2</sup>
Usable Space	ca. 63 m <sup>2</sup>
Equipment	Terrace

Property ID: IT23494123\_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy certificate valid until	19.09.2025	Final Energy Demand	78.10 kWh/m <sup>2</sup> a
		Energy efficiency class	D

Property ID: IT23494123\_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT23494123\_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT23494123\_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

## The property



Property ID: IT23494123\_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

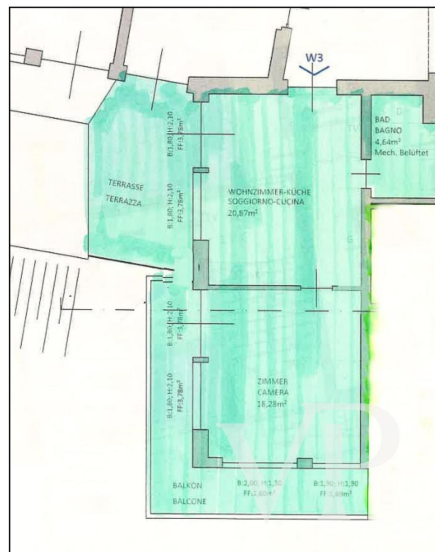
## The property





Property ID: IT23494123\_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT23494123\_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

## A first impression

Percha - freshly renovated and furnished accommodation units with shared wellness area and parking spaces. Experience the Kronplatz up close. The property, located in the immediate vicinity of the valley station to the Kronplatz, consists of renovated residential units with complete equipment including kitchenettes. The object has a wellness area, a top view and several covered parking spaces. Reservations are accepted immediately. Arrange a viewing appointment right away.

Property ID: IT23494123\_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

## Details of amenities

2-room apartment on the ground floor with balcony: net 43.78 m<sup>2</sup>// gross 63.35 m<sup>2</sup> //

Sales area: 75.77 m<sup>2</sup> (bedroom, bathroom, living and dining room, balcony, cellar)

Proximity and view of the Kronplatz & 3 Zinnen Dolomites ski areas

Freshly renovated & fully equipped

Quiet, sunny location

Optimal orientation on the southern slope

(sunrise and sunset)

Surrounded by nature (hiking, biking, climbing, skiing etc.)

Beautiful surroundings in a mountain landscape with good connections to the Kronplatz

high plateau

Restaurants, culture, shopping facilities, wellness

Popular vacation and residential resort in the Pustertal Valley

Property ID: IT23494123\_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

## All about the location

Earth pyramids, Oberwielenbacher "Talile", nature park Rieserferner-Ahrn, the stay in Percha is determined by nature. An impressive 2,200 meters of altitude difference would be if you were to visit the entire municipal area in Percha. It stretches from the green floodplains of the Rienz River to the peaks of the mighty Rieserferner Group. In between, the hamlets of Aschbach, Litschbach and Wielenberg spread out on the slopes, plus in the valley basin, along the Puster road, Nasen and the main village of Percha Dorf. Below and above them, characteristically, are Unterwielenbach and Oberwielenbach in the valley of the same name. A little further up is Platten, known for its beautiful hiking trails and its earth pyramids. They tell a story that goes back thousands of years, with their earth pillars of loamy sand and the capstone above that seems as if the next storm could carry it away. Due to erosion, the earth pyramids are subject to constant change, a glimpse of which can be seen from the viewing platform, a 45-minute trip from Platten. Popular hiking destinations on the mountain also include the Oberwielenbach Valley in the Rieserferner-Ahrn Nature Park, the Rammelstein and the Hochnall as well as the Gönneralm, one of the most popular alpine pastures in South Tyrol, which can be combined with a visit to the earth pyramids. In the valley, on the other hand, the Pusterbike bike path winds past Percha towards Valdaora and Dobbiaco, while in the other direction you can reach Dietenheim on foot or by bus, where the well-known South Tyrolean Museum of Folklore is located. In winter, the Ried gondola in Percha is one of the four places between Val Pusteria and Val Badia from which Plan de Corones is easily accessible. Up there, on Bruneck's local mountain, about 120 km of perfect slopes await skiers and snowboarders. Another winter adventure is offered by the toboggan run Lercheralm near the earth pyramids. In Percha you always come back to this natural phenomenon.

Property ID: IT23494123\_1 - 39030 Perca / Percha – Südtirol [Trentino-Alto Adige]

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Drususallee 265/Viale Druso 265 Bozen / Bolzano

E-Mail: [bozen@von-poll.com](mailto:bozen@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)