

Vicenza – Casale

## Portion of farmhouse of 1700 to be renovated

Property ID: IT21355564



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PURCHASE PRICE: 550.000 EUR • LIVING SPACE: ca. 610 m<sup>2</sup> • ROOMS: 17.5

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## At a glance

|                      |            |                |             |
|----------------------|------------|----------------|-------------|
| Property ID          | IT21355564 | Purchase Price | 550.000 EUR |
| Living Space         | ca. 610 m² | Usable Space   | ca. 560 m²  |
| Rooms                | 17.5       | Equipment      | Fireplace   |
| Bedrooms             | 5          |                |             |
| Bathrooms            | 5          |                |             |
| Year of construction | 1800       |                |             |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Single-storey heating system                                                |
| Power Source       | Gas                                                                         |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## The property



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## Floor plans





PIANO SECONDO



PIANO 1 SOTOSTRADA

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.

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## A first impression

Farmhouse dating back to 1700 and renovated in the 80's, with private entrance and 1800 square meters of green adjacent also usable as parking. With an internal surface of 600 square meters on 3 levels and four original marble fireplaces of 1700, the house needs to be updated in terms of electrical, plumbing, windows and interior finishes. Structurally the building does not require intervention, the roof is in good condition and the facade is well preserved. Interesting for the possibility of taking advantage of the SuperBonus with the possibility of transferring the various credits arising from the works of adaptation (both 110% and 65% and 50%).

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## All about the location

At the gates of the city, in a green oasis, this solution is characterized by its proximity to the new district of Borgo Berga, reachable on foot. The city center is a few minutes away by car and it is very practical to reach it also by bicycle. The proximity to the new court of the city makes it very interesting as a potential conversion to associated professional offices. Appealing solution also in vision of restructuring and income for Americans, given the proximity of the Ederle barracks two minutes away by car and easily reachable on foot and by bike.

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## Contact partner

For further information, please contact your contact person:

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