Brogliano

# Charming renovated historic farmhouse

***Property ID: IT233551251***

**PURCHASE PRICE: 635.000 EUR • LIVING SPACE: ca. 580 m$^2$**

**Property ID: IT233551251 - 36070 Brogliano**

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

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# At a glance

| | |
|---|---|
| Property ID | IT233551251 |
| Living Space | ca. 580 m² |
| Bedrooms | 4 |
| Bathrooms | 2 |
| Year of construction | 1800 |

| | |
|---|---|
| Purchase Price | 635.000 EUR |
| Commission | 3 |
| Total Space | ca. 580 m² |
| Equipment | Terrace, Garden / shared use |

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# Energy Data

| | |
|---|---|
| Energy Source | Light natural gas |
| Energy certificate valid until | 29.09.2022 |

| | |
|---|---|
| Energy Certificate | Energy demand certificate |
| Year of construction according to energy certificate | 2022 |

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# A first impression

Nestled in the heart of the typical Italian contrada, this magnificent recently renovated farmhouse represents a perfect blend of tradition and authenticity. Every detail has been taken care of with extreme attention to preserve the original historic features of the building.

The external structure of the farmhouse elegantly alternates stone, rustic plaster and wood, creating a perfect harmony with the surrounding environment. The vast verdant garden is enriched by majestic trees, an ancient chicken coop made of local stone, and a garden tool shed, immersed in timeless tranquility.
An atmospheric wood-burning fireplace for bread and an ancient tub for "lissia" evoke the charm of bygone eras. All this is framed by the soothing sound of a stream flowing beside the house, where time seems to stand still.

Inside, the farmhouse retains the original terracotta flooring on the ground floor, the planked floors and rough plaster walls, creating a warm and welcoming environment. The main entrance leads to the old "dinette," the heart of the house, where families gathered around the still-functioning fireplace and original stone sink.
Continuing on, you enter a charming room, originally the village dairy, now converted into a cozy living room with white beams that lend brightness and charm. A brick arch leads to an intimate sitting room, perfect for moments of relaxation. A kitchen, a bathroom with rustic furnishings and a room made entirely of stone with access to the porch complete the ground floor. A storage room with access to the historic wine cellar, located in the basement, provides additional space and functionality.

The second floor, accessible by both a wooden staircase from the main dining room and a back porch, houses a large relaxation space with panoramic windows, two bedrooms and a bathroom with shower. The second floor, divided into two large attic areas, offers flexibility of use as bedrooms or as a self-contained apartment, ideal for guests or independent use.
Two large loggias, created from the former barns, offer covered outdoor spaces, perfect for enjoying the views and serene atmosphere of the countryside.

This farmhouse represents a unique opportunity to live in an authentic and peaceful setting, where every corner tells a story and every detail is designed to offer a rustic and charming living experience. Ideal for those seeking a retreat away from the hustle and bustle, in an unparalleled historical and natural setting.

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# Details of amenities

Last year, this magnificent farmhouse underwent a careful and meticulous renovation aimed at preserving its historic character while improving its energy performance and living comfort.
Main Interventions Performed:
PVC double-glazed windows and doors: High-quality PVC double-glazed windows and doors were installed, which not only provide excellent thermal and acoustic insulation, but also increased safety and durability. These modern window frames make it possible to maintain a comfortable indoor temperature throughout the year, reducing energy consumption.
Insulated Roof: The roof has been completely renovated and insulated, using the latest generation of insulating materials. This intervention provides optimal protection from the weather, improves the energy efficiency of the house, and contributes to a healthy and comfortable indoor environment.
Attics with Thermal Insulation: The attics have been provided with effective thermal insulation, reducing heat loss between the various floors of the house. This intervention is essential for maintaining an even temperature in all rooms of the house, ensuring superior living comfort.
This renovation not only respected and enhanced the original historic features of the farmhouse, but also introduced modern solutions to improve energy efficiency and living comfort. The result is a residence that combines the charm of the past with the comforts of the present, ideal for those seeking a perfect balance between authenticity and functionality.

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# All about the location

The hamlet of San Martino, located in the picturesque municipality of Brogliano, is a place of great historical and natural charm, known for the ancient parish church of the same name, the oldest building in the entire valley. Surrounded by the unspoiled beauty of the Bregonza hill and the serene course of the Agno stream, this locality offers a tranquil and evocative environment, ideal for those seeking a life immersed in nature.

San Martino is a paradise for lovers of outdoor activities, with an extensive network of bicycle and pedestrian paths through lush hills, green forests, and flower-filled meadows. Each trail invites you to discover the local flora and fauna, offering an authentic and relaxing living experience.

San Martino's strategic location provides easy access to the main centers of the Agno Valley. Its proximity to the outlet to the south also facilitates access to the Venetian plain and the main arterial roads of northern Italy, making travel to surrounding cities easy.

Distances to major cities and airports are remarkably convenient: Vicenza is only 25 km away, Verona Airport 45 km, Padua 45 km, Venice Airport 85 km, and Treviso 70 km. This accessibility makes San Martino an excellent choice for those who wish to enjoy the tranquility of the countryside without sacrificing the convenience of efficient connections.

San Martino in the municipality of Brogliano is not just a residence, but an opportunity to live an authentic experience in one of the most enchanting places in Italy. Here, every day is a journey into Italian history, nature and culture, offering a perfect retreat for those seeking a balance between relaxed living and adventure.

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# Contact partner

For further information, please contact your contact person:

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