

Arcugnano

## Wonderful Villa with park in the Berici Hills

Property ID: IT233551205



PURCHASE PRICE: 2.200.000 EUR • LIVING SPACE: ca. 1.063,8 m<sup>2</sup> • ROOMS: 22 • LAND AREA: 283.783 m<sup>2</sup>

Property ID: IT233551205 - 36057 Arcugnano

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## At a glance

|              |                |
|--------------|----------------|
| Property ID  | IT233551205    |
| Living Space | ca. 1.063,8 m² |
| Rooms        | 22             |
| Bedrooms     | 3              |
| Bathrooms    | 5              |

|                     |                                                   |
|---------------------|---------------------------------------------------|
| Purchase Price      | 2.200.000 EUR                                     |
| Total Space         | ca. 997 m²                                        |
| Construction method | Solid                                             |
| Usable Space        | ca. 1.063 m²                                      |
| Equipment           | Terrace, Guest WC, Fireplace, Garden / shared use |

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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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## A first impression

Elegant panoramic villa with large park and outbuildings. The result of a refined renovation of a country house, the property has two floors above ground and one basement. The main entrance is from the porch with brick arches that gives access to the central atrium from which the various areas are distributed: on the left the large living room with fireplace and bathrooms, right to the outdoor porch with outbuilding and panoramic terrace, right in the kitchen area and second living room with arched windows that overlook the front garden. From the stairs we then proceed to the attic apartment on the first floor divided into a large living room living room embellished with an impressive brick fireplace, kitchen, two double bedrooms , two bathrooms and an additional room. In the basement is the large storage room flanked by the double garage. The flower garden that surrounds the villa extends as far as the eye can see over 280,000 square meters of meadows and woods that make up the property. An original and charming restored "roccolo" is located in the middle of the woods and can be reached from the various footpaths.

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## Details of amenities

The property has air conditioning, photovoltaic panels and boasts fine finishes.

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## All about the location

Located on the top of the hill of Arcugnano the property enjoys sunlight throughout the day and boasts a unique view of the surrounding hills and Lake Fimon. The particular location that gives an 'exclusive privacy allows to reach the city center in about ten minutes, allowing the villa to be lived all year round. In addition to the city of Vicenza, thanks to the nearby arterial roads one can easily reach the most iconic points of the Veneto region: Padua (35 minutes), Verona (50min.) Venice (50 minutes), the Alpine arc north from the Asiago Plateau (45 min.) to the famous Dolomite peaks ( 2 hours). Also conveniently accessible are the major international airports, which are less than an hour away, and the Vicenza train station 20 minutes away.

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## Contact partner

For further information, please contact your contact person:

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