

Gallio

## New townhouse Energy Class A+

Property ID: IT233551036



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

PURCHASE PRICE: 419.000 EUR • LIVING SPACE: ca. 158 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 70 m<sup>2</sup>

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT233551036 |
| Living Space         | ca. 158 m²  |
| Rooms                | 5           |
| Bedrooms             | 3           |
| Bathrooms            | 4           |
| Year of construction | 2024        |

|                |                                 |
|----------------|---------------------------------|
| Purchase Price | 419.000 EUR                     |
| Total Space    | ca. 158 m²                      |
| Equipment      | Terrace, Garden /<br>shared use |

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## The property



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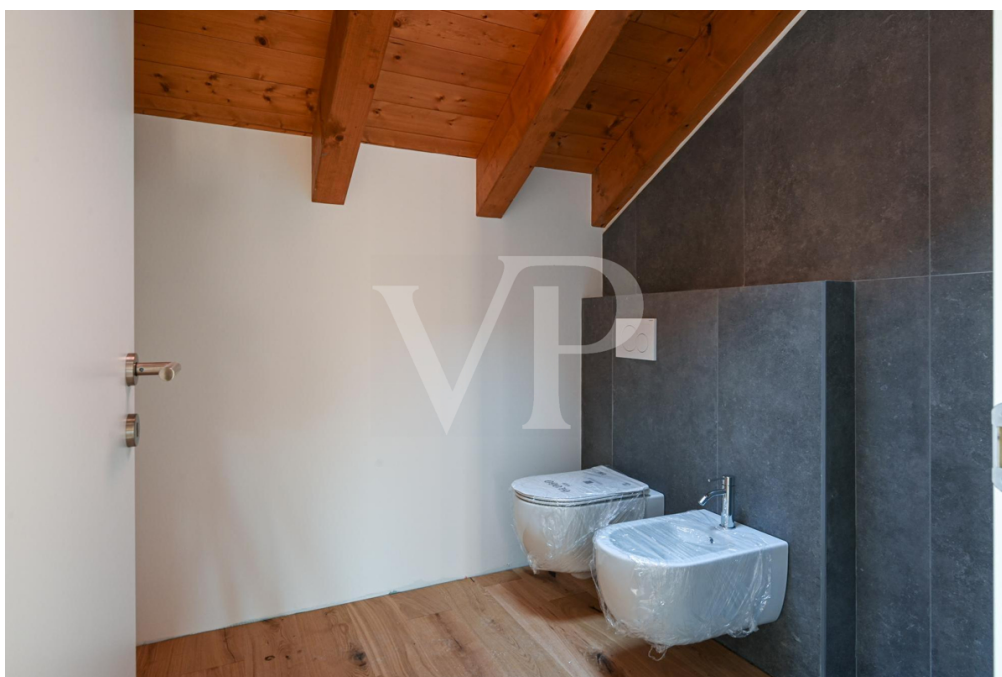
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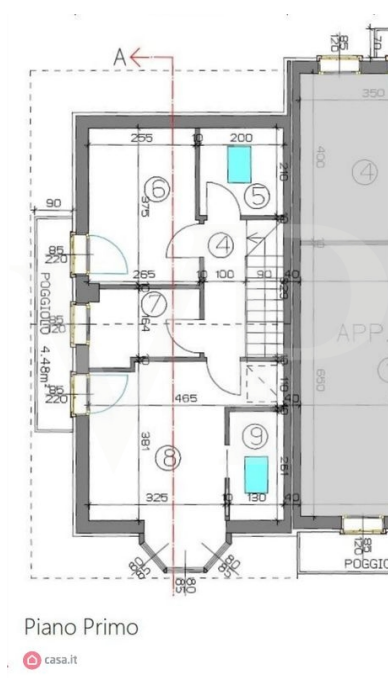
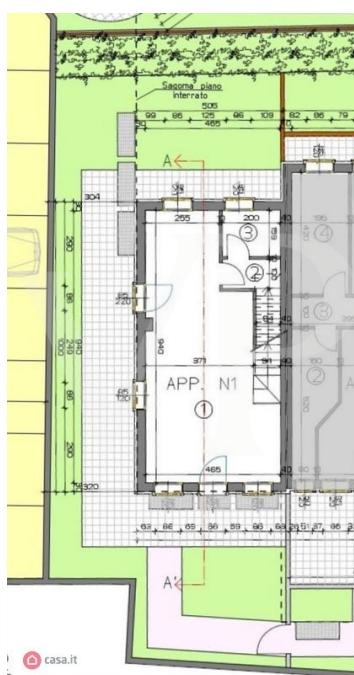
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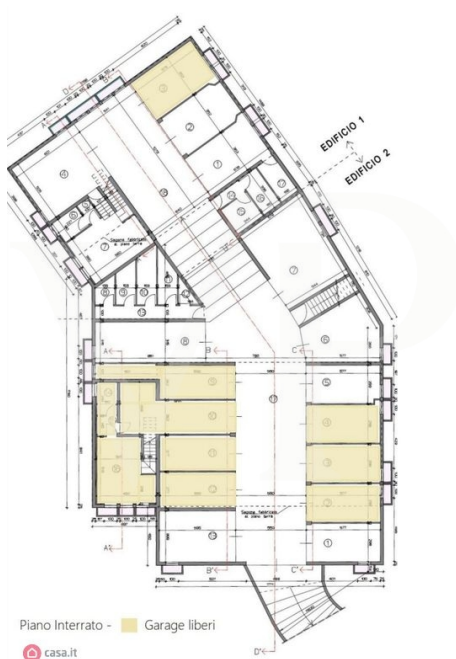
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## A first impression

Your chance to live in an exclusive and sustainable home in the heart of the Asiago Plateau!

New head terraced house in Gallio, built with the highest standards of green building and certified in High Energy Class, for excellent living comfort and low environmental impact.

Property features:

- Ground floor: upon entering, you will be greeted by a spacious open-plan living area, bright and modern, with a perfectly integrated open kitchen and an elegant gas fireplace, creating a warm and welcoming atmosphere. Fine wood finishes, with attention to detail, add character and charm to the interior. Completing the ground floor is a service bathroom.

- Second floor: an elegant wooden staircase leads to the sleeping area, where you will find three spacious attic rooms.

The master bedroom has a private bathroom with shower, finished with high-quality materials. The other two rooms share a second bathroom with shower and a large terrace, perfect for relaxing outdoors.

- Basement: a windowed tavern, ideal as a game room, gym or relaxation area, with a fourth bathroom with shower. Direct access to the large double garage makes it extremely convenient and functional.

- Outdoor spaces: the cottage is surrounded by a private garden that gives privacy and tranquility, perfect for outdoor dining or relaxing moments with the family.

This unique townhouse combines the charm of mountain style with the energy efficiency and quality of green building. Fine finishes, ample space and attention to detail make this housing solution ideal for those seeking an exclusive residence on the Asiago Plateau.

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## Details of amenities

Green building, triple glass windows and doors, underfloor heating, gas fireplace, wood floor, natural wood finishes, exclusive garden

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## All about the location

### Gallio: The Pearl of the Asiago Plateau

Gallio, an enchanting town on the Asiago Plateau, is one of the most popular destinations for those who want to live in contact with nature, among breathtaking landscapes and a wide range of tourist activities, both summer and winter. Located just a few minutes from Asiago, Gallio offers the perfect balance between the quietness of the mountains and the proximity to the main services, in a welcoming and well-connected context.

### Winter Tourism

During the winter season, Gallio turns into a paradise for snow sports lovers. The resort offers numerous ski slopes, both for alpine and cross-country skiing, with modern and well-equipped facilities. The ski area is connected to that of Asiago, offering a wide variety of slopes for skiers of all levels.

In addition to skiing, Gallio is also an ideal destination for snowshoeing, snowboarding and sledding. Hikes in the snowy forests and snowmobile rides allow you to fully immerse yourself in the magical winter atmosphere of the Plateau.

### Summer Tourism

In summer, Gallio is a perfect base for hiking or mountain biking. Scenic trails through pastures and forests offer spectacular views of the surrounding peaks and green mountain landscapes. Excursions can be arranged to mountain huts and malghe (shepherd's huts) where you can sample typical local products, including the famous Asiago cheese.

For adventure lovers, Gallio also offers more challenging trekking routes, such as those leading to the trenches and forts of the Great War, making this town a place rich in history and culture. There is no shortage of adventure parks for children, picnic areas and lakes for sport fishing.

### Convenience and connections

Gallio is strategically located to provide tranquility and, at the same time, remarkable convenience in connections. Just a 5-minute drive takes you to Asiago, the beating heart

of the plateau, full of services, stores, restaurants and cultural attractions.

Thanks to a well-developed road network, Gallio is easily accessible from the main cities in the Veneto region:

- Vicenza: about 1 hour (60 km)
- Padua: about 1 hour and 30 minutes (90 km)
- Treviso: about 1 hour 30 minutes (95 km)
- Venice: about 1 hour 45 minutes (120 km)

The roads are well maintained and passable in all seasons, ensuring accessibility even during winter. The proximity to the A31 highway (Piovene Rocchette exit) facilitates connections with the Veneto plain and other cities in northern Italy.

An ideal year-round destination

Gallio represents an oasis of tranquility and well-being for those who wish to experience or spend unforgettable vacations among nature, sports and relaxation. Whether a winter retreat for sportsmen or a summer base for mountain lovers, Gallio and its territory offer endless possibilities for all ages.

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## Contact partner

For further information, please contact your contact person:

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