Val Liona

# Exclusive Panoramic Villa with 40 acres of hillside land

***Property ID: IT243551447***

**PURCHASE PRICE:** 790.000 EUR • **LIVING SPACE:** ca. 305 $m^2$ • **LAND AREA:** 157.000 $m^2$

**Property ID: IT243551447 - 36040 Val Liona**

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# At a glance

| | |
|---|---|
| Property ID | IT243551447 |
| Living Space | ca. 305 m² |
| Bedrooms | 4 |
| Bathrooms | 4 |

| | |
|---|---|
| Purchase Price | 790.000 EUR |
| Total Space | ca. 353 m² |
| Construction method | Solid |
| Usable Space | ca. 318 m² |

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# Energy Data

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

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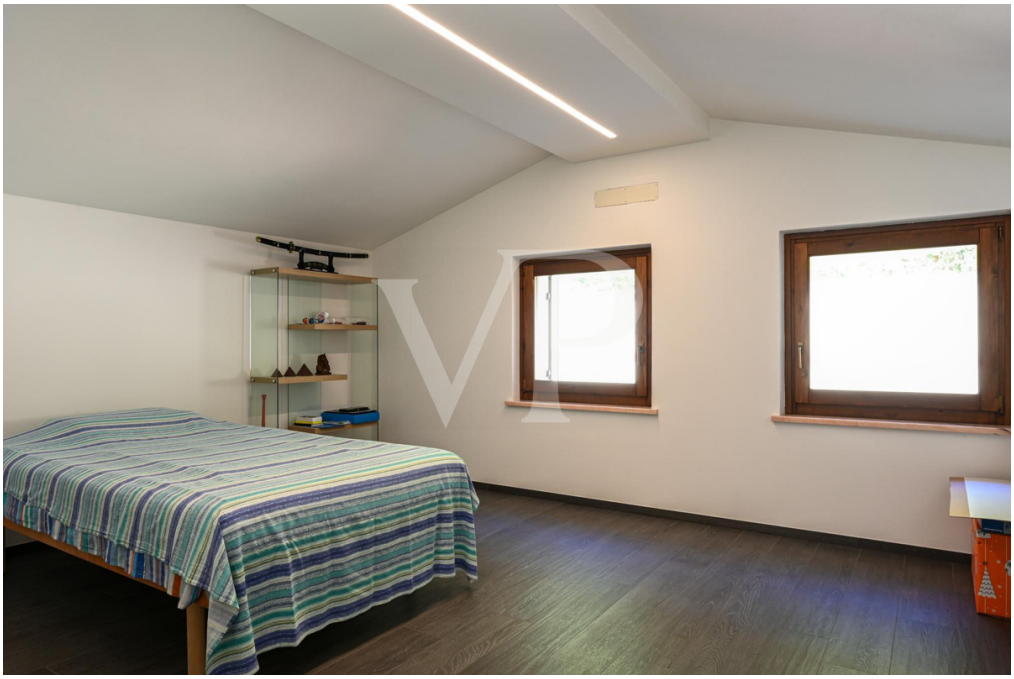

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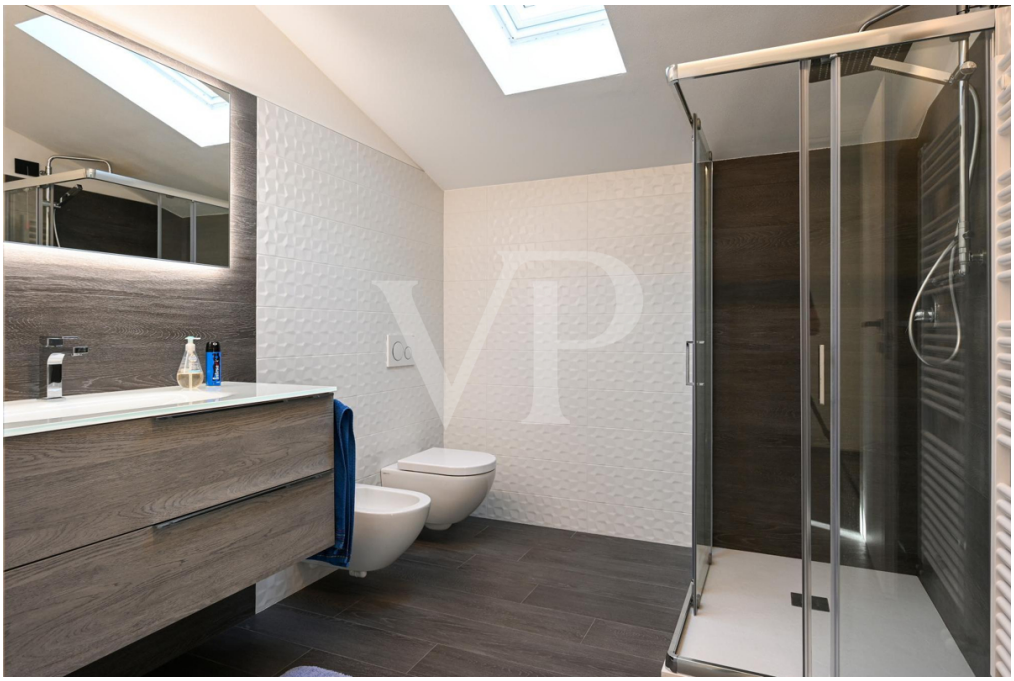

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# Floor plans

IT 24 355 1447_PT

IT 24 355 1447_1FL

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

Nestled in the unique and unspoiled setting of the Valliona Hills, this extraordinary villa represents a unique opportunity for those seeking a prestigious home in total harmony with nature. The property covers about 16 hectares, embracing the entire hill to the summit, offering absolute privacy, breathtaking views and an exclusive panorama sweeping over the valley below.

The villa combines elegance and modern comfort, distinguished by its spacious, light-filled living spaces and meticulous design. The cozy interiors consist of a spacious living area with a modern and fully equipped kitchen, a dining room overlooking the greenery, and 2 spacious bedrooms on the separate main floor sleeping area. Completing the spaces on this level are an elegant full bathroom, laundry room, and an additional room equipped with a kitchen and designed to accommodate large companies. Interconnecting double garage.
On the upper floor, recently completed with modern logics, such as underfloor heating and integrated LED lights, there are 2 additional double bedrooms, with related private bathroom.

The exteriors are a real feather in the cap: a well-kept garden perfectly complements the hillside setting, and the large porch is the perfect space to enjoy unforgettable sunsets or to host friends and family in an intimate and refined atmosphere. The vast property also offers land suitable for agricultural activities, winemaking or simply for living surrounded by unspoiled nature.

The location of the property makes this villa the ideal retreat for those who wish to live in the quiet of the countryside. Perfect for families, nature lovers and those seeking an oasis of serenity, luxury and versatility.

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# Details of amenities

Within the property there are rustic outbuildings, perfectly integrated into the context, where additional storage and garage spaces have been obtained, offering functionality and practicality for daily needs. Also included is a currently unfinished volume used as tool storage, which represents an interesting opportunity: this structure can be converted to create one or two additional dwellings, thus expanding the property's potential uses, both for family needs and for possible investment projects.

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# All about the location

Located in the heart of the Berici Hills, Valliona is a small jewel that enchants for its scenic beauty and the quality of life it offers. This municipality, immersed in a unique natural setting, offers breathtaking views and an atmosphere of authentic serenity, ideal for those who wish to escape the city chaos without sacrificing proximity to the main urban centers.

Valliona is characterized by its rolling hills covered with forests, vineyards and olive groves that tell a story of ancient agricultural traditions and love for the land. The scenic trails that wind through the hills invite long walks, hikes and moments of relaxation in contact with nature. It is a perfect place for those who love outdoor sports, trekking or simply immersing themselves in the tranquility of an enchanting landscape.

Despite its quiet and rural atmosphere, Valliona is well connected to the main centers of the province of Vicenza. Within a few minutes' drive you can reach towns and villages rich in history, culture and amenities. This balance between nature and convenience makes the municipality particularly attractive both for those seeking a first residence and for those who want a second home away from the hectic pace of the city.

Choosing to live among these hills where time seems to slow down allows one to rediscover the simple pleasures of life, all framed by the extraordinary beauty of the Berici Hills.
A perfect choice for those seeking not just a home, but a true refuge for the soul.

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# Contact partner

For further information, please contact your contact person:

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