

Monticello Conte Otto / Cavazzale

## A house with a secret warm heart

Property ID: IT20355304



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PURCHASE PRICE: 599.000 EUR • LIVING SPACE: ca. 377 m<sup>2</sup> • ROOMS: 12 • LAND AREA: 500 m<sup>2</sup>

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## At a glance

Property ID	IT20355304	Purchase Price	599.000 EUR
Living Space	ca. 377 m²	Condition of property	Like new
Roof Type	Hipped roof	Construction method	Solid
Available from	According to the arrangement	Usable Space	ca. 300 m²
Rooms	12	Equipment	Terrace, Guest WC, Fireplace, Garden / shared use, Built-in kitchen
Bedrooms	4		
Bathrooms	3		
Year of construction	2005		
Type of parking	4 x Garage, 2 x Multi-storey car park		

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## Energy Data

Type of heating	Stove	Energy Certificate	Energy demand certificate
Energy Source	GAS	Energy efficiency class	B
Power Source	Gas		



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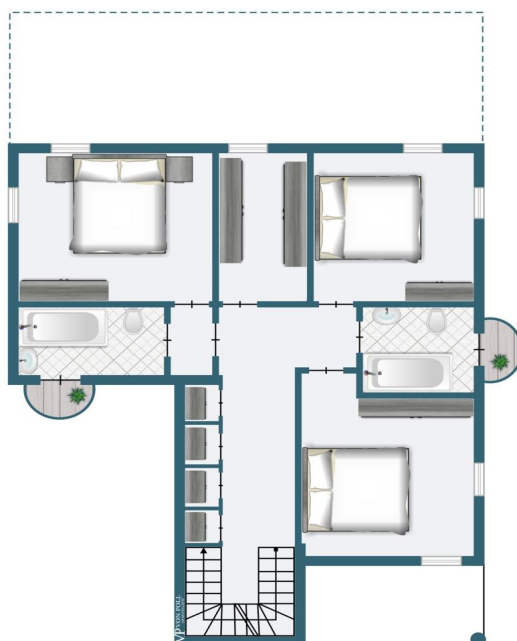


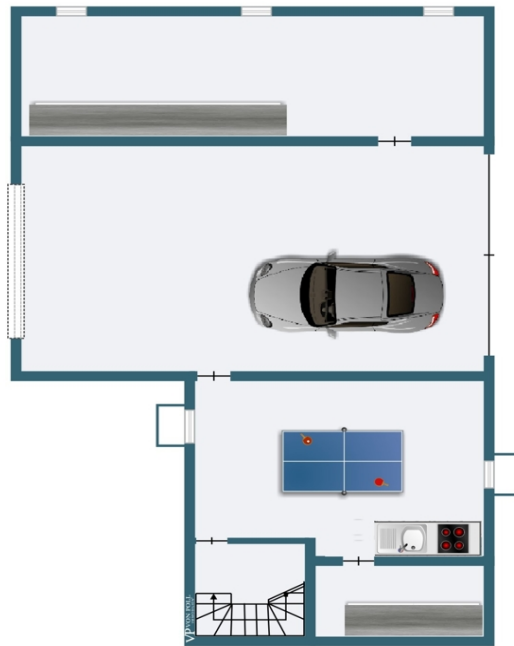
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## Floor plans









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

The Heart of this recent Villa, built in 2005, is a marvellous majolica Stube in the core of the House. We find this Architectural element in the principal rooms so it can expand his particular heat everywhere in the house and we have a different atmosphere instead of classical heating system. The garden is very accurate and studied in all plants and positions and take us into the House where we have the principal stube piece. The stube was designed to heat all the house but there is also the classical heating system with radiators. For this concept we find different Stube pieces in all the principal rooms of the house like Lunchroom, livingroom and in the first floor for bedrooms. In the groundfloor we have a large living area with lunchroom and an open kitchen with precious majolic in the floor. From this room we can easily reach the big front porch where there is a large classical fireplace, so we can eat with a lot of friends in the good season. In this area there is also a livingroom for relax, a studio for our business and a bathroom. Through an elegant and modern ladder we arrive at the first floor and the sleeping area. There are a master bedroom with her bathroom, two double room, one single room and a bathroom. In the hallway there are three closet and the access of little attic. In the basement there is a big tavern with fireplace and kitchen, the laundry area and a cellar. In the garage we can park until 4 cars and outside we have a lot of place for friends cars. The garden is a little paradise for children and we can look around to beautiful mountain.

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## Details of amenities

This house has all technological installations like:

- Alarm System;
- Armored doors and windows;
- Stube in the two principal floor;
- automated irrigation system with private well;
- Robot lawnmower;
- air conditioning system with heat pump;
- emergency system with anti-flooding pumps;
- Garage to park 4 cars;
- Nr. 2 parking spot not covered.

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## All about the location

The Villa is at the beginning of Monticello Conte Otto, in Via Saviabona, a few minute far from Cavazzale and Vicenza city centre. It's along the street but at the back you can look to the countryside and the mountain called Little Dolomiti. In ten minutes there is the highway that permit fast connections with all places in the Pianura Padana, mountains, sea and lake.

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## Other information

The Villa is in very good conditions, ready to think "I am at home with my big family". Last year 2019, was repainted the external wall with a high quality enamel.

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## Contact partner

For further information, please contact your contact person:

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