

Creazzo – Creazzo

## Charming apartment in historic villa

Property ID: IT233551188



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PURCHASE PRICE: 245.000 EUR • LIVING SPACE: ca. 171 m<sup>2</sup> • ROOMS: 8

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## At a glance

Property ID	IT233551188	Purchase Price	245.000 EUR
Living Space	ca. 171 m²	Total Space	ca. 171 m²
Available from	According to the arrangement	Construction method	Solid
Floor	2	Usable Space	ca. 171 m²
Rooms	8	Equipment	Guest WC, Sauna, Fireplace, Garden / shared use
Bedrooms	2		
Bathrooms	2		
Year of construction	1600		
Type of parking	1 x Car port		

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Power Source	Gas		



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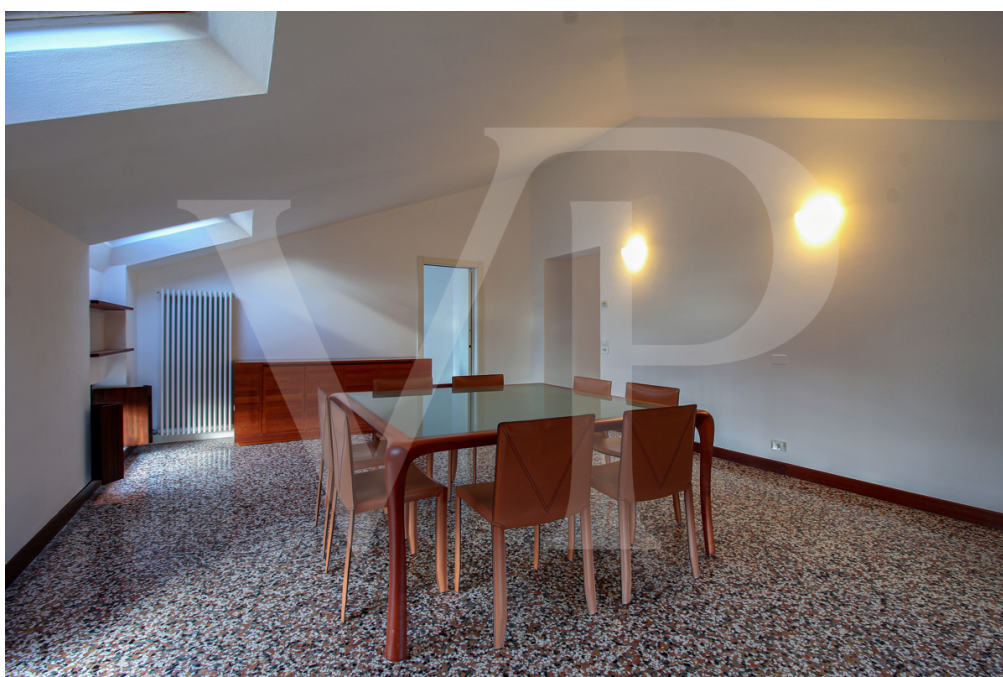
## The property





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## Floor plans



**Flat**

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

Beautiful apartment in a unique and exclusive context, inside an ancient historic Villa "Monti" built in the late 1600s whose wonderful loggia overlooks the beautiful century-old tree that has now become a symbol of this building. In this beautiful property we propose the possibility to rent an exclusive apartment on the second floor and enjoy the charm of a unique context. The apartment recently restored and designed for a young couple, consists of an entrance area, large living room with open fireplace where can find place both dining area and relaxation area, separate kitchen of habitable size, room that can be used as a guest room or study/office. Completes the living area spaces a blind bathroom, with space and connections for washing machine and dryer. The sleeping area, located next to the entrance, consists of a large master bedroom with a capacious walk-in closet equipped, and a generously sized bathroom that serves as a private "SPA": find place here in addition to the services and a double sink, also a whirlpool tub for two people, and a multifunction shower with seating space for two people at the same time. Completing the spaces of the apartment, an attic area accessible through the spiral staircase located near the entrance, useful as a storage area for typical bulky objects such as suitcases, Christmas tree or equipment in general.

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## Details of amenities

The house comes with the furnishings visible in the photograph.

Air conditioning

Large single garage in the garage accessible by staircase located on either side of the condominium garden of the Villa.

Parking space within the common courtyard.

Currently leased to American citizen with interesting yield.



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## All about the location

Creazzo is a small municipality bordering Vicenza that is highly regarded for the quality of life perceived by its residents. The historic center of Vicenza is less than 15 minutes away, and Villa "Monti" is strategically located within this lovely community, convenient to all services within easy walking distance: municipality, swimming pool, sports field, supermarket, pharmacy, golf course, elementary and middle schools as well as Kindergarten. Creazzo is also highly valued by entrepreneurs and established professionals for its strategic location: only 10 minutes from the Vicenza Train Station and very close to the entrance to the Vicenza Ovest highway, the main artery of the economic heart of northern Italy. Families with advanced school-age children also appreciate the tranquility of this municipality, connected to the city of Vicenza by bus No. 14 every 50 minutes. Creazzo certainly stands out for the tranquility of its residential neighborhoods and the widespread security that can be felt at all hours of the day. The hills surrounding the Villa are an enviable panorama and offer many relaxing walks in the surrounding woods.



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## Contact partner

For further information, please contact your contact person:

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