

Vicenza – S. Bortolo - Ospedale - Piscine

## Rare single solution in the neighborhood "St. Paul - Swimming Pools"

Property ID: IT243551271



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PURCHASE PRICE: 498.000 EUR • LIVING SPACE: ca. 279 m<sup>2</sup> • ROOMS: 14

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## At a glance

Property ID	IT243551271
Living Space	ca. 279 m²
Available from	According to the arrangement
Rooms	14
Bathrooms	3
Year of construction	1961

Purchase Price	498.000 EUR
Construction method	Solid
Usable Space	ca. 311 m²
Equipment	Terrace, Guest WC, Fireplace, Garden / shared use

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## Energy Data

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



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## The property





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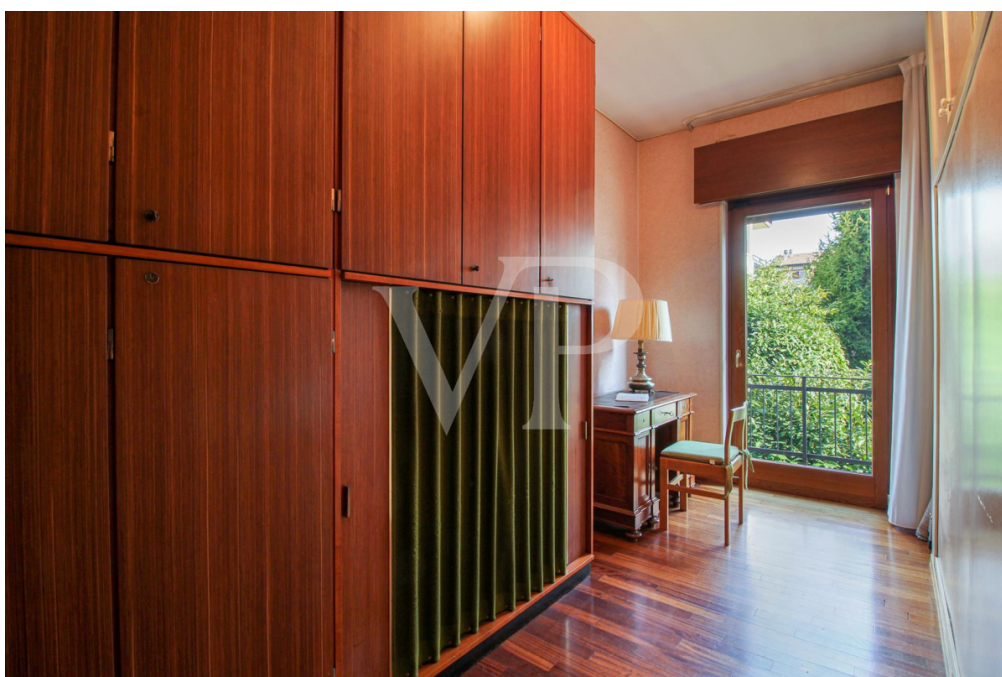
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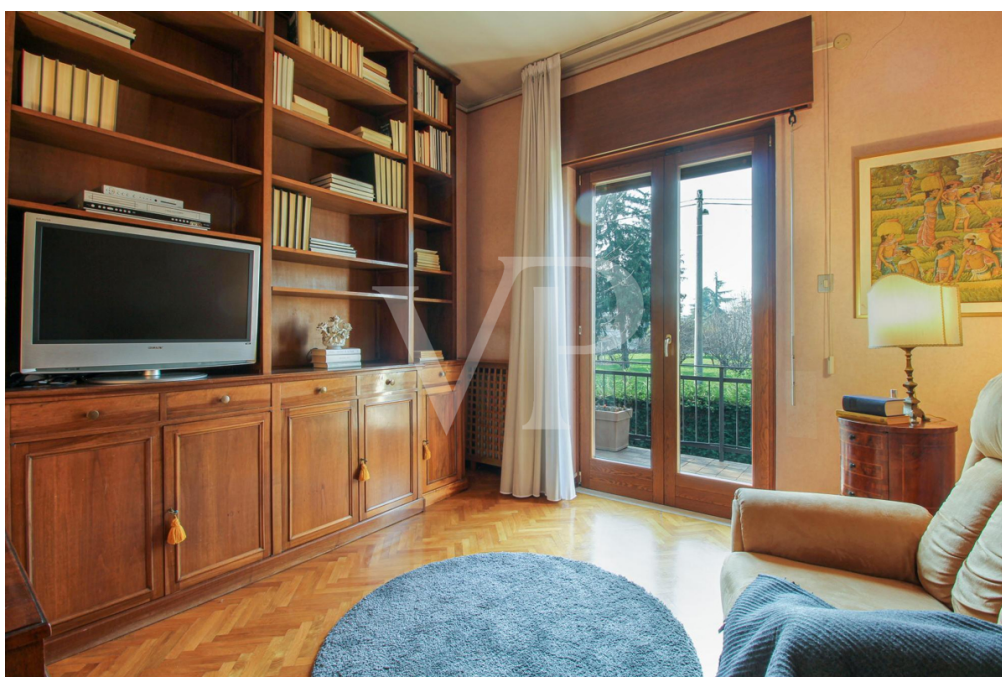
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## Floor plans



IT 24 355 1271



**Piano Primo**

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

Exclusive detached home with private garden located in one of the most desired neighborhoods of the city. This unique property spans two above-ground living levels, offering well-organized spaces full of amenities. On the ground floor, the home accommodates a tavern, bathroom, WC, laundry room, study, cellar, storage room and a large garage. This level can be made completely independent, thanks to the possibility of independent accesses, an ideal space to carve out a room dedicated to an independent child, a parent you want to have close by, or to develop your own professional activity. The home on the second floor, unveils an elegant entrance hall with a large living room equipped with a fireplace and wooden floors, which opens onto an inviting terrace, a functional kitchen, three bedrooms-including the spacious master suite with private bathroom-and a study with access to an additional terrace. In the attic externally accessible exploitable volume. The private garden surrounding the property offers an oasis of tranquility and privacy, thus completing the exclusivity of this living solution.

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## Details of amenities

The house has recently renovated double-glazed window frames on the main floor, automated shutters and awnings, as well as being protected by an advanced alarm system.

To provide additional security, the entrance doors are armored and the ground floor windows fitted with grates.

The driveway gates equipped with automatic opening.



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## All about the location

In one of the most beautiful and coveted neighborhoods of the city: St. Paul - Swimming Pools. This unobtainable single solution is within walking distance of public transportation stops, swimming pools and sports centers, as well as Liceo Quadri, a high school that has become an attractive hub for the city's youth. The neighborhood has all the main services, including elementary and middle schools, and the historic center is easily reached by bicycle or a pleasant walk. San Bortolo Hospital is also only 5 minutes away by bicycle.

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## Contact partner

For further information, please contact your contact person:

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