

Vicenza – V.le Trento - Leg. Antonini - Mercato

# Villa at the "Arches" - Vicenza just outside the walls

Property ID: IT21355595



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PURCHASE PRICE: 730.000 EUR • LIVING SPACE: ca. 392 m<sup>2</sup> • ROOMS: 12.5 • LAND AREA: 550 m<sup>2</sup>

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## At a glance

Property ID	IT21355595	Purchase Price	730.000 EUR
Living Space	ca. 392 m <sup>2</sup>	Total Space	ca. 392 m <sup>2</sup>
Available from	According to the arrangement	Construction method	Solid
Rooms	12.5	Usable Space	ca. 0 m <sup>2</sup>
Bedrooms	6	Equipment	Terrace
Bathrooms	5		
Year of construction	1957		
Type of parking	1 x Garage		

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Energy efficiency class	C
Power Source	Gas		

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Main Floor



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## The property



1° Floor



Attic Floor

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## A first impression

Villa "Agli Archi", is a beautiful example of architecture from the middle of the 1900s in Liberty style, recently completely renovated. This house, develops the living area on the first floor, with entrance through the covered loggia which is accessed from the external staircase. The house opens with a bright living area, with large living room and separate kitchen of habitable size. On the first floor there are 4 generously sized bedrooms, 2 bathrooms and a further space that can be used as a study, from which there is access to the attic floor. Here there is a bright relaxation or play area, with a wonderful pocket terrace, bathroom and two further double rooms in the attic. On the ground floor, tavern equipped with connections for additional kitchen, very practical to take advantage of the outdoor patio located on the back, during the summer, bathroom, laundry and utility rooms in addition to a single garage of generous size. An additional uncovered parking space is located on the pavement in front of the garage entrance.

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## Details of amenities

Parquet flooring with underfloor heating for both the living and sleeping areas.

Practical underground cellar

Automated irrigation

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## All about the location

Villa "Agli Archi" inside a dead-end street, inside Viale Trento, in a residential area substantially devoid of traffic and for this reason very quiet. The Bacchiglione river is at the end of the road, making the landscape particularly pleasant and relaxing to enjoy also from the Villa's views. The city centre can be reached either on foot or by bicycle, thanks to the safe cycle-pedestrian path that in a few hundred metres arrives at Porta Santa Croce, the first access to the historical walls of Vicenza, and at Corso Fogazzaro, the beginning of the pedestrian area of the historical centre. In the immediate vicinity, supermarkets, schools of all levels, and all the main services of the city of Vicenza. The area has always been particularly safe thanks to the relative proximity of the Police Headquarters of the city. Similarly, this solution is also very suitable for those who have to move often for work, being a few minutes from the beginning of the ring road West of the city that leads quickly to the exit of Vicenza Ovest and its industrial area.

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## Contact partner

For further information, please contact your contact person:

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C.trà Porta Padova 132 Vicenza  
E-Mail: [vicenza@von-poll.com](mailto:vicenza@von-poll.com)

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