



VON POLL  
IMMOBILIEN®

Caorle / San Giorgio di Livenza – Caorle

# Wonderful Italian country-house perfectly renovated

Property ID: IT21355734



VON POLL  
REAL ESTATE®



[www.von-poll.com](http://www.von-poll.com)

PURCHASE PRICE: 950.000 EUR • LIVING SPACE: ca. 588 m<sup>2</sup> • ROOMS: 12

Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Contact partner



Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## At a glance

Property ID	IT21355734	Purchase Price	950.000 EUR
Living Space	ca. 588 m <sup>2</sup>	Construction method	Solid
Available from	According to the arrangement	Usable Space	ca. 0 m <sup>2</sup>
Rooms	12	Equipment	Fireplace, Garden / shared use
Bedrooms	4		
Bathrooms	3		
Year of construction	1800		
Type of parking	1 x Garage		

Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## Energy Data

Type of heating	Single-storey heating system
Power Source	Gas

Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## The property





Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## The property





Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## The property





Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## The property





Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## The property



Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## The property





Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## The property



Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## The property





Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## The property



Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## The property





Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## The property



Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## The property





Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## The property





Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## The property





Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## The property



Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## A first impression

Wonderful farmhouse positioned along one of the canals of the Livenza River: a magical place where you can enjoy landscapes, sounds and scents often forgotten, able to regenerate the soul from the stress characteristic of our daily lives. In fact, the flowing waters of the Livenza, gives a pleasant and constant background music to accompany the silence of the surrounding countryside. The Farmhouse, perfectly renovated in 2007, consists of a large living area designed for scenic dinners of large companies, overlooking the private park, separate kitchen and living room with central fireplace. The large garage, paved and equipped with trusses and exposed-beam ceiling, is actually a multi-purpose room additional to the dwelling. The living area spaces are completed by a full bathroom with shower, and a storage room/technical room with a service axe to the dwelling. On the upper floor accessible from the beautiful wooden staircase located at the main entrance, the sleeping area equipped with a central sitting room on whose sides are placed 4 bedrooms and two bathrooms, one of which is generously sized with a central bathtub. On the top attic floor find spaces two additional makeshift rooms for guests, and a large central hall to be used as a fitness room or additional relaxation area.



Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## Details of amenities

The property is sold furnished.

The house is surrounded by a park of about 5,400 sq. m., partly planted with trees, and beautiful landscaping all around.

Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## All about the location

The farmhouse is located on the banks of one of the canals of the Livenza River, a natural border between the Venetian territory and Friuli, two minutes from the town of San Giorgio di Livenza, a small independent community with every service, a hamlet of the beautiful town of Caorle. The area offers, in addition to an extensive coastline full of equipped beaches and services for all needs that can be reached in less than 10 minutes by car, a variety of entertainment proposals of a naturalistic, cycling, cultural and enogastronomic nature. The magnificent town of Caorle, reachable in 15 minutes, remains a point of reference for shopping, for the pleasure of dinners in fashionable restaurants or simply to enjoy a stroll through the narrow streets of this unique and surprising Small Venice. Finally, Venice, Treviso and the beautiful town of Portogruaro are just a sample of what the surrounding area has to offer. The A4 highway exit of Noventa di Piave, where the famous Outlet of the same name is located, is less than 20 minutes away by car, and places the home in a strategic position for tourist flows from beyond the Alps.



Property ID: IT21355734 - 30020 Caorle / San Giorgio di Livenza – Caorle

## Contact partner

For further information, please contact your contact person:

---

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

*To Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)