

Brendola

# Villa in the Berici Hills with wonderful panoramic views

Property ID: IT233551083



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**PURCHASE PRICE: 890.000 EUR • ROOMS: 13.5**

Property ID: IT233551083 - 36040 Brendola

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## At a glance

Property ID	IT233551083	Purchase Price	890.000 EUR
Available from	According to the arrangement	Total Space	ca. 323 m <sup>2</sup>
Rooms	13.5	Construction method	Solid
Bedrooms	4	Usable Space	ca. 0 m <sup>2</sup>
Bathrooms	5	Equipment	Terrace, Guest WC, Fireplace, Garden / shared use
Year of construction	1981		

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## Energy Data

Type of heating	Stove
Power Source	Gas

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## The property



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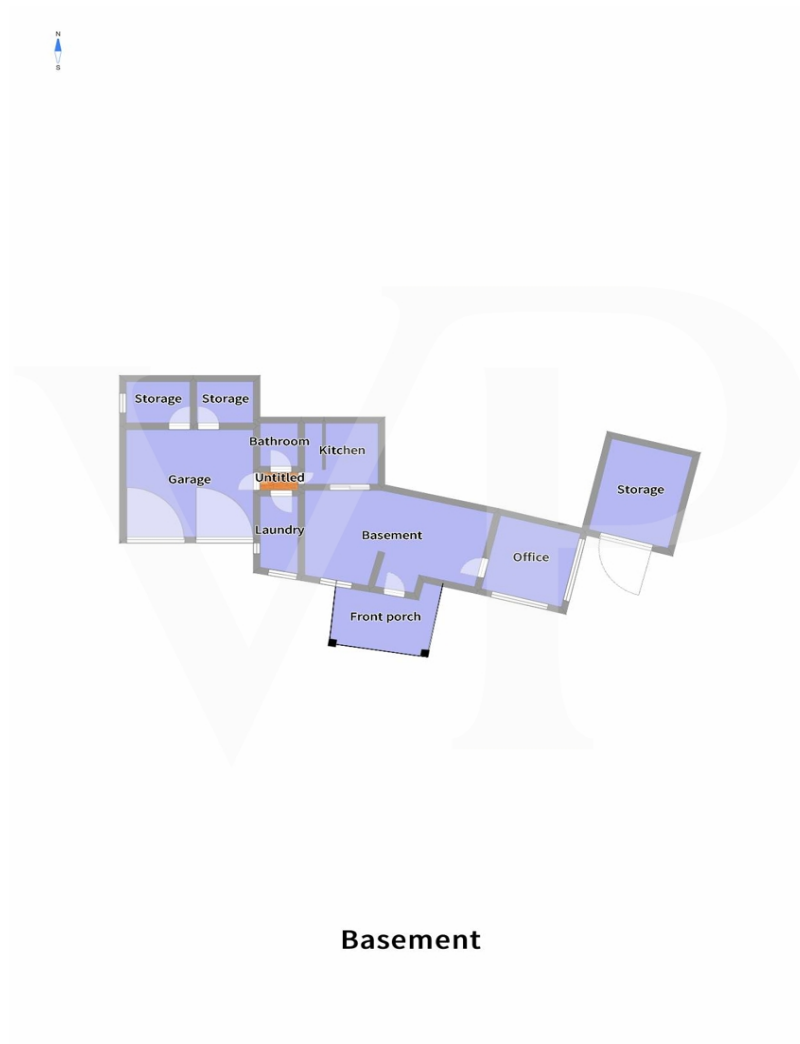
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## The property



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## Floor plans



**Basement**





IT 23 355 1083\_PT

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

In a hillside location with beautiful panoramic views and in a very quiet area of Brendola, this villa, renovated in 2009 consists of a large and bright living room overlooking the panoramic terrace and the planted garden, eat-in kitchen, guest toilet and in the separate sleeping area, but still on the same level 4 bedrooms and 3 bathrooms. In the attic accessible from the staircase in the center of the living room, a room that can be used as a guest room and where it is possible to make a private bathroom. In the basement, large tavern with service kitchen, and a jolly room, usable as an additional cinema or games room, laundry room of adequate size, guest service, double garage of generous size and storage areas / cellar.

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## Details of amenities

CCTV cameras and on the entire property.

Parquet flooring in sleeping area and living room in cotto di Asolo

- 2500 m<sup>2</sup> garden
- 5000 m<sup>2</sup> vineyard (garganic grapes)
- 6000 m<sup>2</sup> olive grove

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## All about the location

The house is located in a hilly area near the historic village of Brendola, a stone's throw from the Church of St. Michael the Archangel and the "unfinished" Church. From this magical place there is a wonderful view, and a quietness typical of other times. All the town's services can be reached in two minutes by car or for the more sporty with a pleasant walk along the hillsides. The city of Vicenza is also easily accessible thanks to the convenient Montecchio highway exit, making the home perfect even for those who often have to travel for work reasons.

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## Contact partner

For further information, please contact your contact person:

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