

Caldogno – Caldogno

# Townhouses - Energy Class A1

Objektnummer: IT22355911



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

KAUFPREIS: 285.000 EUR • ZIMMER: 6.5

Objektnummer: IT22355911 - 36030 Caldogno – Caldogno

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## Auf einen Blick

Objektnummer	IT22355911
Bezugsfrei ab	nach Vereinbarung
Zimmer	6.5
Schlafzimmer	3
Badezimmer	3
Baujahr	2010

Kaufpreis	285.000 EUR
Haustyp	Reiheneckhaus
Nutzfläche	ca. 0 m <sup>2</sup>
Ausstattung	Garten/-mitbenutzung

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## Auf einen Blick: Energiedaten

Heizungsart

Fußbodenheizung

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## Die Immobilie



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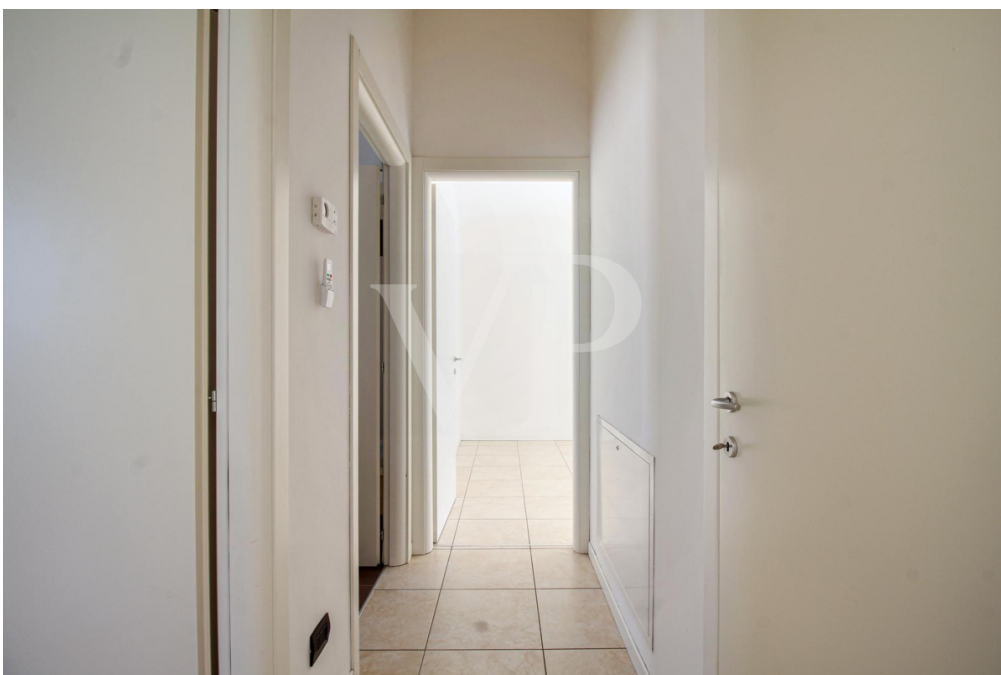
## Die Immobilie





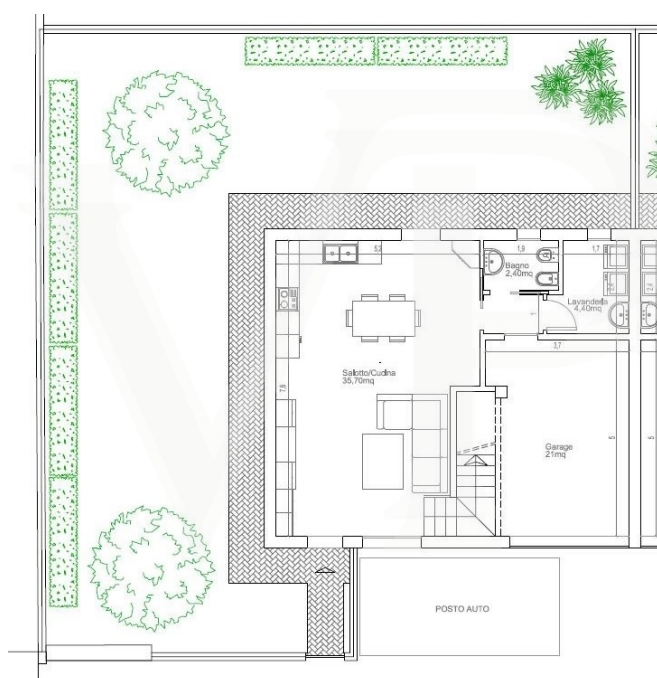
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## Die Immobilie



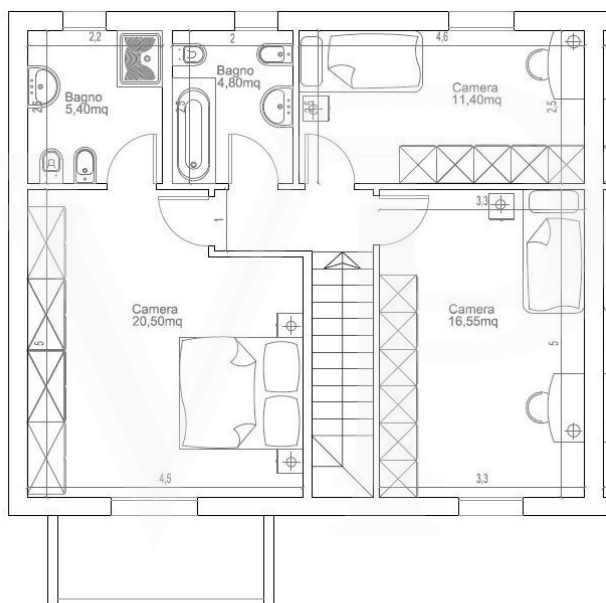
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## Die Immobilie



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## Die Immobilie



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## Ein erster Eindruck

This modern cottage stands out for its sustainable architecture and high energy efficiency, classified as Class A1, ensuring maximum sustainability and reduced energy management costs. The structure uses state-of-the-art construction technologies with Nidyon systems that offer excellent thermal insulation and seismic resistance, making this house an ideal option for those seeking safety and comfort. The spacious entrance hall leads to a bright living area, equipped with large French doors that open onto a well-kept garden, creating an open and welcoming environment. The practical and functional kitchen is set up to accommodate all modern appliances, with surfaces for easy cleaning and organization. High-quality porcelain tile floors run through the entire ground floor, combining aesthetics and practicality. Completing the ground-floor spaces are a day service, a practical laundry room, and a generously sized single garage connected directly to the dwelling. There are 3 bedrooms on the upper floor, including the master with private bathroom, and an additional bathroom serving the other 2. The rooms are designed to maximize natural light, with windows that offer serene views of the outdoors and ensure a quiet and private environment. The bathrooms are modern and well accessorized, with Ideal Standard series sanitary ware and Grohe faucets, reflecting impeccable attention to detail. The home is equipped with an advanced water system that includes energy-saving solutions and efficient distribution of hot and cold water. The electrical system is built following CEI 64-8 standards, with switchboards prepared for a power rating of at least 6 kW and distribution systems optimized to ensure safety and efficiency. The exterior of the house is finished with high-quality materials that ensure durability and low maintenance. The building's roof is thermally insulated, and PVC double-glazed windows further reduce the home's energy needs. The garden, easily accessible from the living area, provides a private and serene space for outdoor relaxation. This cottage is not only a high-quality home, but also represents an investment in efficiency and sustainability, designed to offer uncompromising comfort and security, perfect for those who want a modern, environmentally friendly home.

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## Ausstattung und Details

Air conditioning

Single garage

Large surrounding free parking spaces

Energy Class A1

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## Alles zum Standort

Caldogno has always been appreciated by families for its tranquility and safety, and because although it is located on the outskirts of Vicenza, reachable either by car or public transportation in less than 15 minutes, it has all the main services. The house is located in a purely residential area in the heart of the town of Caldogno, in an area free of substantial traffic. The stop of suburban bus No. 9, which runs to the city every about 25 to 30 minutes, is 400 meters from the house, allowing full autonomy for children attending high schools in the city of Vicenza. All community services are within walking distance, such as supermarkets, swimming pools and sports centers as well as small stores of all kinds that make this small community completely independent from Vicenza.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

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