

Arcugnano / Lapio – Vicenza (VI)

# Recent duplex in residential neighborhood in Nogarazza

Property ID: IT223551025



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

RENT PRICE: 1.950 EUR • LIVING SPACE: ca. 163 m<sup>2</sup> • ROOMS: 7.5

Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

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

Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

## At a glance

Property ID	IT223551025	Rent price	1.950 EUR
Living Space	ca. 163 m <sup>2</sup>	Total Space	ca. 189 m <sup>2</sup>
Rooms	7.5	Condition of property	Modernised
Bedrooms	2	Construction method	Solid
Bathrooms	2	Usable Space	ca. 189 m <sup>2</sup>
Type of parking	1 x Garage, 1 EUR (Rent)	Equipment	Terrace, Guest WC, Garden / shared use

Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

## Energy Data

Type of heating	Underfloor heating
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

## The property



Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

## The property



Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

## The property



Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

## The property





Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

## The property



Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

## The property



Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

## The property



Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

## The property



Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

## The property



Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

## The property



Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

## A first impression

New side-by-side duplex with separate entrance and large portion of private back garden. The house arranged on several levels, opens at the entrance with a large and bright living area and open kitchen equipped with all appliances and dining area. Through two large sliding glass doors, you can access the porch at the back of the house, where you can dine and enjoy the cool of the evening during the warm season. Bathroom complete with shower serving the ground floor living area. Through the beautiful central staircase leads to the sleeping area of the first floor, where there are two large double bedrooms, with plenty of space for the closets already present, and a bathroom with shower of generous size. On the top floor of the house, we find a large attic area with exposed beams. This space can be used guest room or as needed, as a dedicated area for children's play or TV room. In the basement large tavern in which dominates a large fireplace for dinners in the company of family and friends, a technical-laundry room where to place washing machine and dryer, and an area under the stairs particularly suitable for cellar use. From the tavern it is possible to access the double garage.

Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

## Details of amenities

Newly built home, equipped with underfloor heating, and air conditioners in every room.

Kitchen complete with appliances.

Parquet in the sleeping area and attic.



Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

## All about the location

The house is located in the residential neighborhood of San Agostino-Nogarazza, in lower Arcugnano, in the foothills of Valmarana. The Del Din and Ederle Post, are both around 15 minutes by car. The area designed for family-type housing is absolutely quiet and safe, even for children who can freely move around and go to the nearby public playground, even by bicycle given the absence of significant traffic, except for residents. The city of Vicenza is only a few minutes away by car, and thanks to the convenient ring road moving to the east side of the city is really fast and free of urban traffic stress.

Property ID: IT223551025 - 36057 Arcugnano / Lapio – Vicenza (VI)

## 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)