

Breganze – Case sparse

# Huge villa in the hills of Breganze

Property ID: IT22355901



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

PURCHASE PRICE: 450.000 EUR • LIVING SPACE: ca. 550 m<sup>2</sup> • ROOMS: 16.5

Property ID: IT22355901 - 36042 Breganze – Case sparse

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

Property ID: IT22355901 - 36042 Breganze – Case sparse

## At a glance

Property ID	IT22355901	Purchase Price	450.000 EUR
Living Space	ca. 550 m <sup>2</sup>	Total Space	ca. 550 m <sup>2</sup>
Rooms	16.5	Construction method	Solid
Bedrooms	4	Usable Space	ca. 550 m <sup>2</sup>
Bathrooms	4	Equipment	Terrace, Guest WC, Fireplace
Year of construction	1990		

Property ID: IT22355901 - 36042 Breganze – Case sparse

## Energy Data

Type of heating	Single-storey heating system
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property





Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property





Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



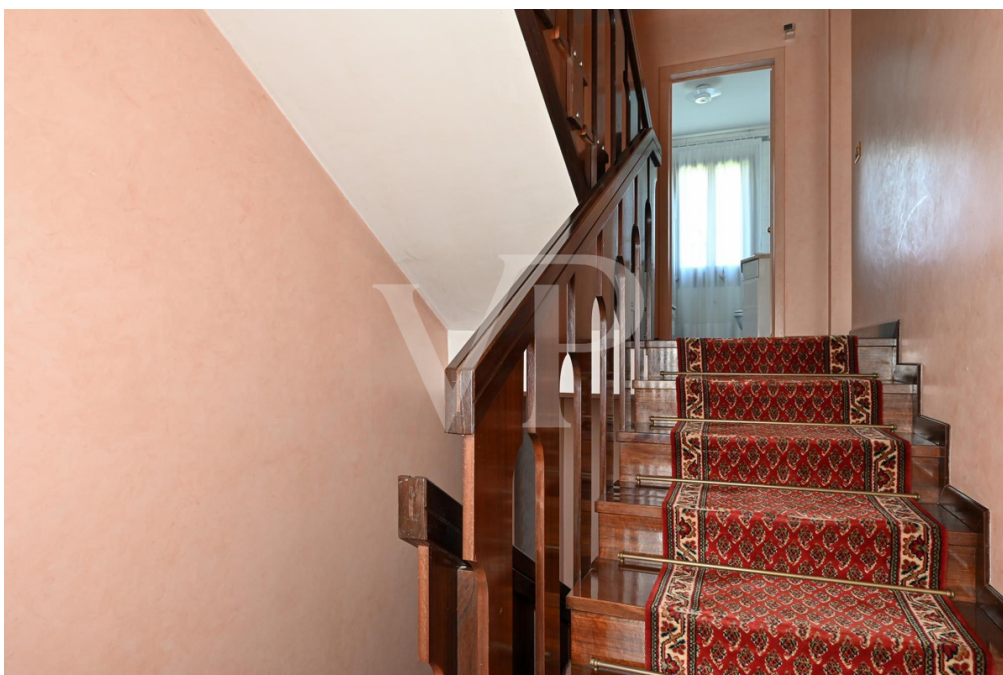
Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property



Property ID: IT22355901 - 36042 Breganze – Case sparse

## The property





Property ID: IT22355901 - 36042 Breganze – Case sparse

## Floor plans



**1° Floor**



## Basement



## Ground Floor

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.

Property ID: IT22355901 - 36042 Breganze – Case sparse

## A first impression

Important large villa, built in the 1990s and located in a privileged position on the gentle slopes of the hills of Breganze. The main entrance, appropriate to the type of property, is the central pivot point of the house. From here there is direct access to an imposing living room arranged on two levels embellished with decorated marble and wood floors, with two distinct fireplaces and large windows overlooking the garden on three sides of the property. From the mezzanine floor there is access to the terrace that runs along two sides of the building. The west area of the villa consists of a kitchen of habitable size even for large family units, an elegant bathroom with whirlpool shower and a bedroom, which can also be used as a study/office area. The central wooden staircase leads to the upper floors: on the first floor there is a master bedroom with a separate closet area and a bathroom with hydromassage shower, and two other large double bedrooms with a bathroom equipped with a bathtub, and serving both. The last flight of stairs leads to the attic currently used for storage. The basement always accessible from the principal entrance area is divided into a tavern with valuable bar corner and large wooden table, sitting area with fireplace, wine cellar with kitchenette and elegant wooden bottle rack. Continuing in the basement area there is a convenient storage room, a laundry area with service bathroom and access to the large garage equipped with electric overhead door.

Property ID: IT22355901 - 36042 Breganze – Case sparse

## Details of amenities

The villa enjoys a large park with adjoining land currently arable but urbanistically buildable.

The finishes are very original from the marble floors with geometric designs combined with Venetian marble walls, the colorful Murano windows, the elegant wooden elements that furnish the tavern/cellar area and the precious mosaics in the bathrooms.

Property ID: IT22355901 - 36042 Breganze – Case sparse

## All about the location

Breganze is a lively town in the hills of the Pedemontana Vicentina area famous for its wine production and thriving industrial activity that has developed in recent years. The landscape is characterized by lush hillsides planted with vineyards, with views of the mountains and the plain furrowed by the Astico stream. Because of its strategic location in the Venetian plain and the convenience of the new SPV road artery Breganze is easily accessible from the main centers of the region: Thiene and Marostica 5 minutes, Bassano 10 minutes and Vicenza just over 20. The Asiago plateau is only 35 minutes away, while thanks to the arterial highways all the main cities of the Veneto region and the 3 main international airports are less than 1 hour away by car.

Property ID: IT22355901 - 36042 Breganze – Case sparse

## 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)