

Vicenza – Vicenza (VI)

# Three-room apartment Energy Efficiency Top: A4

Property ID: IT233551154



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

**PURCHASE PRICE: 268.000 EUR • ROOMS: 7**

Property ID: IT233551154 - 36100 Vicenza – Vicenza (VI)

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

Property ID: IT233551154 - 36100 Vicenza – Vicenza (VI)

## At a glance

Property ID	IT233551154	Purchase Price	268.000 EUR
Floor	1	Usable Space	ca. 0 m <sup>2</sup>
Rooms	7		
Bedrooms	3		
Bathrooms	2		
Year of construction	1967		

Property ID: IT233551154 - 36100 Vicenza – Vicenza (VI)

## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Power Source	Electric		

Property ID: IT233551154 - 36100 Vicenza – Vicenza (VI)

## The property



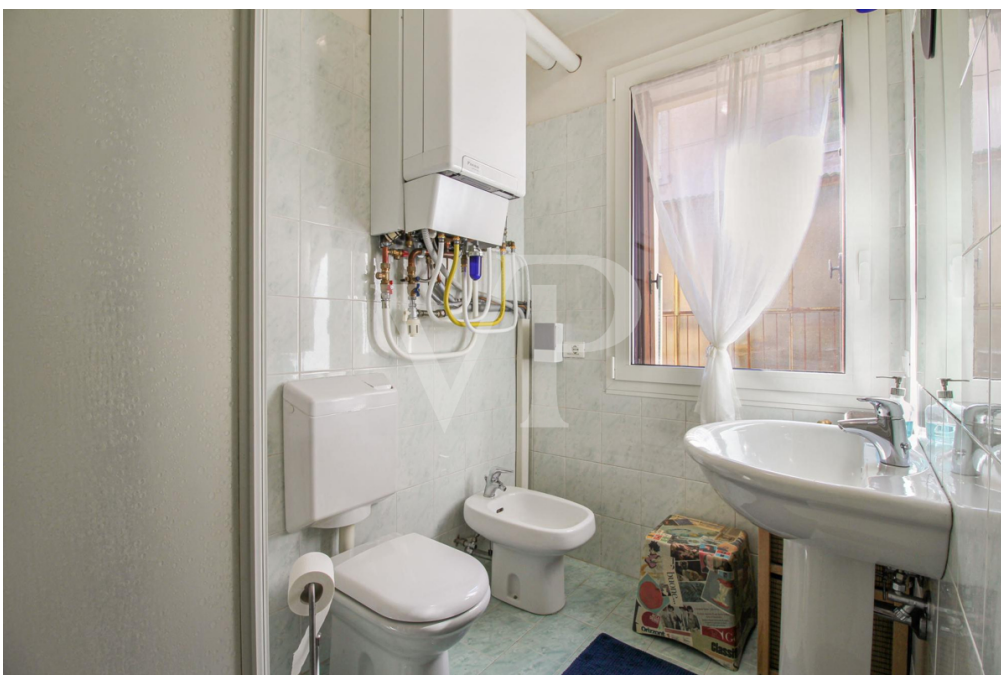
Property ID: IT233551154 - 36100 Vicenza – Vicenza (VI)

## The property



Property ID: IT233551154 - 36100 Vicenza – Vicenza (VI)

## The property



Property ID: IT233551154 - 36100 Vicenza – Vicenza (VI)

## The property





Property ID: IT233551154 - 36100 Vicenza – Vicenza (VI)

## The property



Property ID: IT233551154 - 36100 Vicenza – Vicenza (VI)

## The property



Property ID: IT233551154 - 36100 Vicenza – Vicenza (VI)

## The property



Property ID: IT233551154 - 36100 Vicenza – Vicenza (VI)

## The property



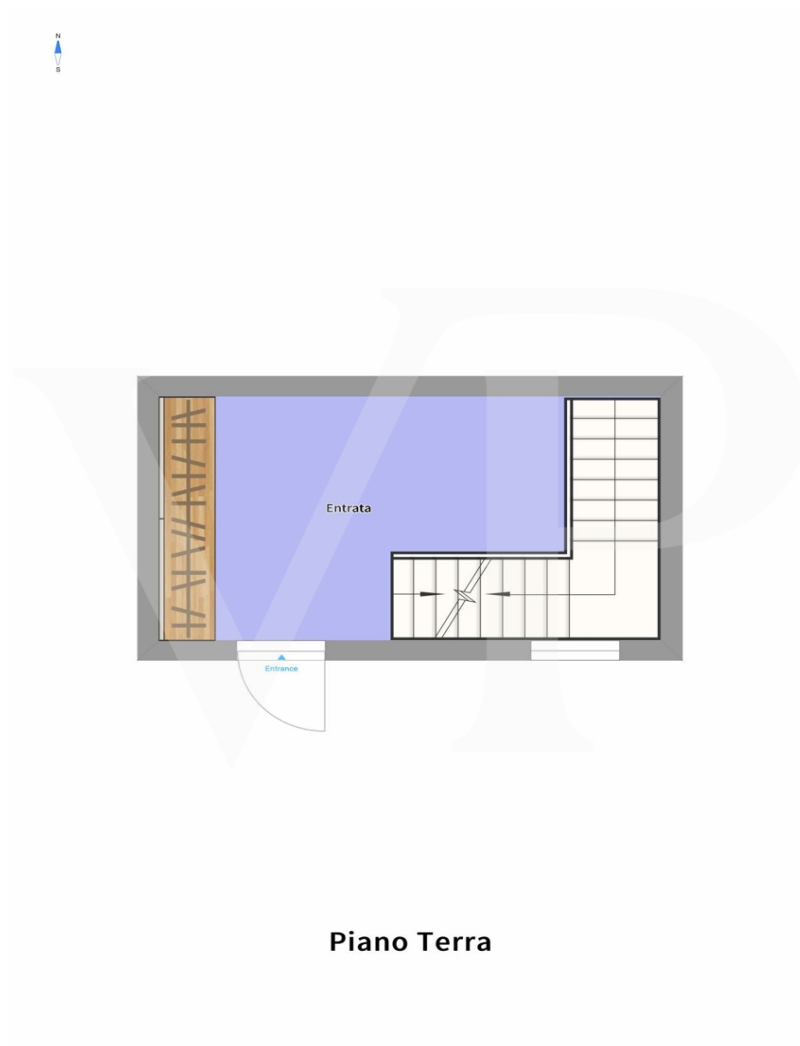
Property ID: IT233551154 - 36100 Vicenza – Vicenza (VI)

## The property



Property ID: IT233551154 - 36100 Vicenza – Vicenza (VI)

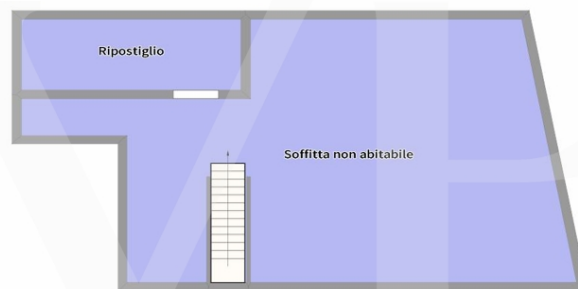
## Floor plans



**Piano Terra**



**Piano 1°**



### Sottotetto non abitabile

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: IT233551154 - 36100 Vicenza – Vicenza (VI)

## A first impression

Three-room apartment with high energy efficiency, thanks to the efficiency upgrades made in 2022. This multi-level dwelling is characterized by the functionality of an independent dwelling, thanks to an entrance located on the ground floor, where there is a convenient closet for storing jackets and shoe racks. The living area is located on the second floor, which is accessed through a coveted spiral staircase that introduces us to the generously sized living area, where there is both a beautiful open-plan kitchen, with space for dining area and the relaxation and entertainment area. A first bathroom, complete with shower, serves this area in a defiladed position. The separate sleeping area, consists of 3 bedrooms, and an additional windowed bathroom, where the washer and dryer are also located. The entire sleeping area is finished with parquet floors and air-conditioned.

Property ID: IT233551154 - 36100 Vicenza – Vicenza (VI)

## Details of amenities

The house has benefited from a major energy efficiency intervention, which has seen it move to a top Energy Class: A4

The property is equipped with a photovoltaic system of 6Kw, with a system of storage batteries for a total of 15Kw that combined with a boiler of the latest generation, hybrid methane gas and electric heat pump, allows to minimize the consumption of this home. Aluminum windows with triple glazing with a high level of insulation.

No condominium expenses, as the property shares only part of the attic with the unit located on the ground floor.

Property ID: IT233551154 - 36100 Vicenza – Vicenza (VI)

## All about the location

The area in which the house is located, just outside the city walls, is particularly appreciated for the tranquility and safety of the neighborhood and for the presence of all the main services within easy reach: supermarkets, pharmacy, bars and ice cream parlors, as well as the Municipal Theater of Vicenza. The city's historic center can be easily reached on foot or by bicycle, while thanks to the convenient "ring road" accessible from Via Cattane, the industrial areas and the Vicenza Ovest highway exit are accessible in just over five minutes by car.

Property ID: IT233551154 - 36100 Vicenza – 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)