



VON POLL  
IMMOBILIEN®

Limena

## Important villa with park excellently preserved

CODE DU BIEN: IT22355860



VON POLL  
REAL ESTATE®



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PRIX D'ACHAT: 690.000 EUR • SURFACE HABITABLE: ca. 530 m<sup>2</sup> • PIÈCES: 22 • SUPERFICIE DU TERRAIN: 1.600 m<sup>2</sup>

CODE DU BIEN: IT22355860 - 35010 Limena

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## En un coup d'œil

CODE DU BIEN	IT22355860	Prix d'achat	690.000 EUR
Surface habitable	ca. 530 m <sup>2</sup>	Type de bien	
Disponible à partir du	Selon l'arrangement	Surface total	ca. 506 m <sup>2</sup>
Pièces	22	État de la propriété	Bon état
Chambres à coucher	5	Technique de construction	massif
Salles de bains	4	Surface de plancher	ca. 530 m <sup>2</sup>
Année de construction	1986	Aménagement	Terrasse, WC invités, Cheminée, Jardin / utilisation partagée

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## La propriété



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## La propriété



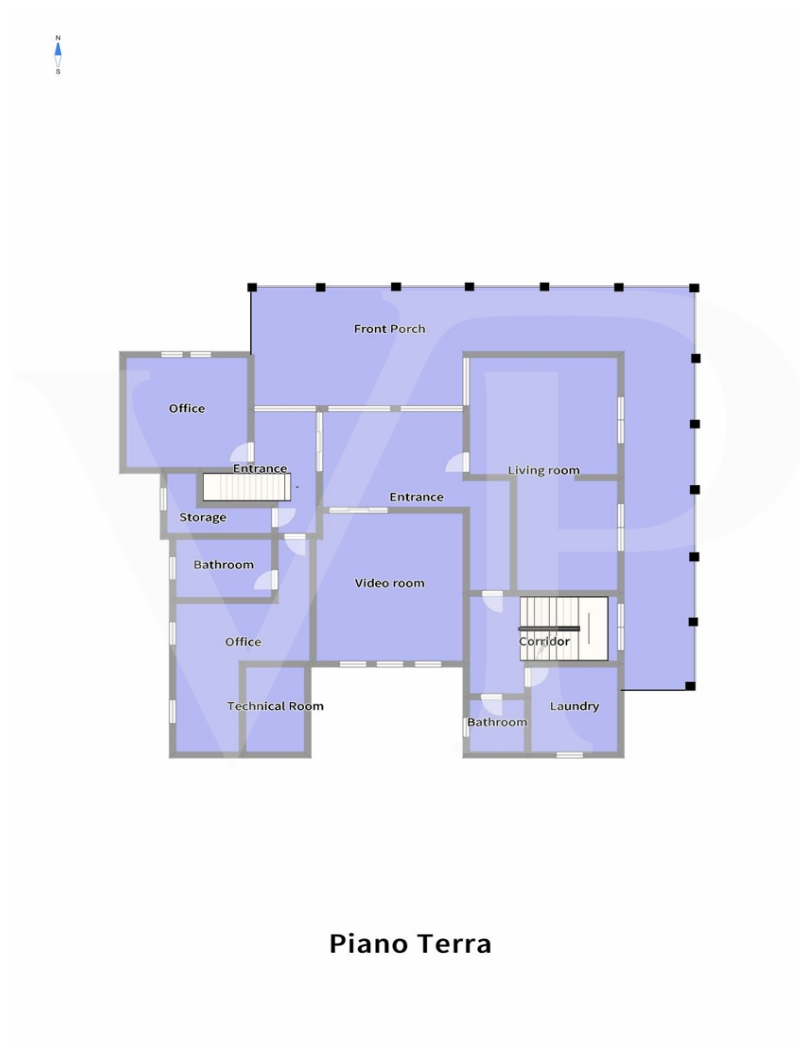
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## La propriété



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## Plans d'étage



**Piano Terra**



**Piano 1°**



### Sottotetto



**P-1**

Ce plan n'est pas à l'échelle. Les documents nous ont été remis par le client. Pour cette raison, nous ne pouvons pas garantir l'exactitude des informations.

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## Une première impression

Spacious country villa, with park and wooden outbuilding. A large habitable porch, equipped with a fireplace runs on the two main sides of the dwelling, accompanying to the entrance of the Villa, where we are greeted, on a slightly raised level, by an elegant representative living room with a central fireplace. The house with a generously sized floor plan on the ground floor also consists of a kitchen, living room, bathroom, laundry room, study and utility room. On the first floor, accessible by two separate internal staircases are 5 bedrooms, 1 sitting room, walk-in closet and 2 large bathrooms. On the third and top floor attic area of generous size, equipped with bathroom and fireplace. In the basement large cellar, tavern equipped with fireplace with wood stove and separate kitchen. The property also consists of a large planted park, inside which there is a wooden chalet divided into 2 rooms and 1 bathroom, 3 garages. Inside the park there are several spaces used as a barbeque area with gazebos and tables.



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## Détails des commodités

The property built in the 1980s boasts superior finishes for the time: electric gates, electric overhead doors, intercom, built-in wall stereo system in all rooms, irrigation system and lighting throughout the park.

Windows and floors are in excellent condition.

The generous attached spaces and volumes represent an opportunity for expansion. Possibility to purchase additional agricultural land located to the rear of the house for about 17,500 sq. m. and attached agricultural structures with separate negotiation.

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## Tout sur l'emplacement

Limena is a small independent community on the outskirts of Padua, strategically located with respect to the road system, positioned close to the Padova Ovest highway exit. Endowed with one of the main industrial zones in the city of Padua, it essentially represents the natural seamless expansion with the city of Padua, which is only a few minutes away by car. The house is located in the suburban area with agricultural vocation, very quiet but at the same time convenient to all destinations as it is only a few kilometers from the ring road.

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## Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

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