

Lonigo – Lonigo

Elegant Art Nouveau villa in the heart of the town of Lonigo

CODICE OGGETTO: IT233551123



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PREZZO D'ACQUISTO: 690.000 EUR • SUPERFICIE NETTA: ca. 423 m² • VANI: 11.5

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A colpo d'occhio

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Superficie netta	ca. 423 m ²
DISPONIBILE DAL	Previo accordo
Vani	11.5
Camere da letto	3
Bagni	3
Anno di costruzione	1919

Prezzo d'acquisto	690.000 EUR
Casa	Casa bifamiliare
Superficie commerciale	ca. 444 m ²
Tipologia costruttiva	massiccio
Superficie lorda	ca. 0 m ²
Caratteristiche	Terrazza, Bagni di servizio, Caminetto, Giardino / uso comune

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Dati energetici

Tipologia di riscaldamento	Sistema di riscaldamento a un piano	Certificazione energetica	Diagnosi energetica
Riscaldamento	Solare		
Fonte di alimentazione	Gas		

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La proprietà



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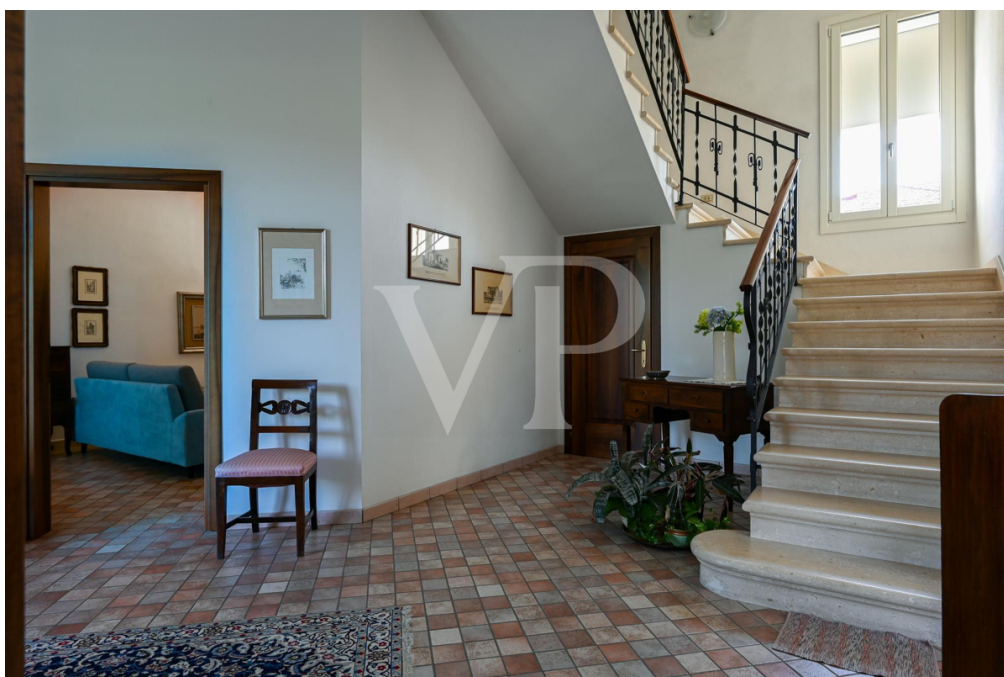
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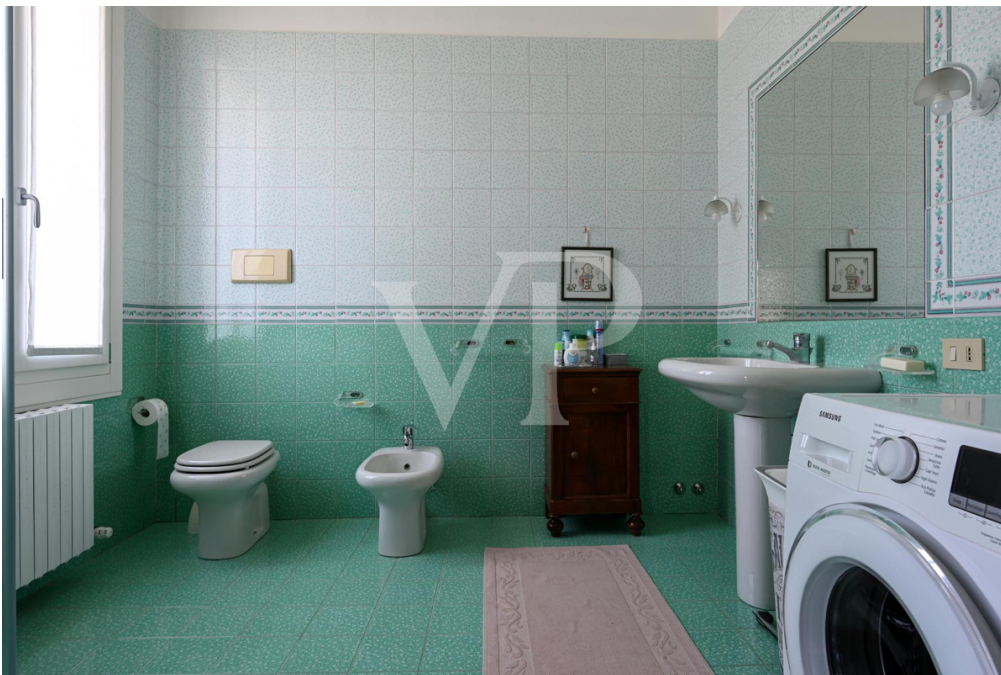
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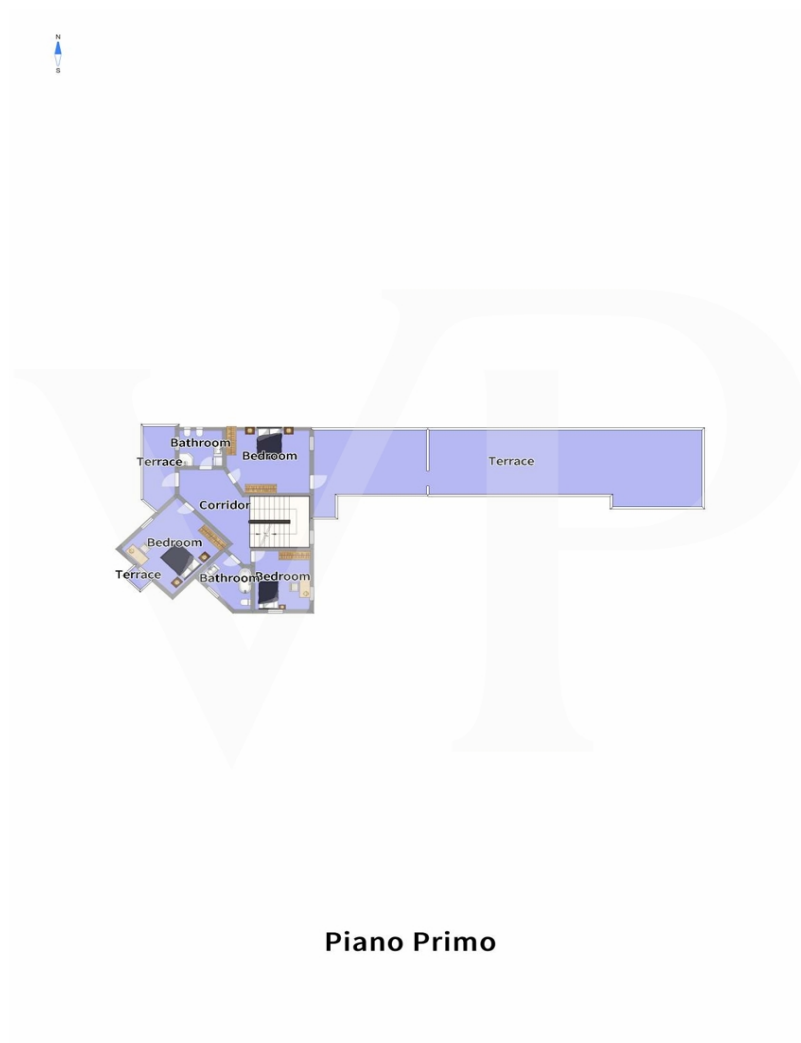


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Planimetrie



Piano Terra



Piano Primo

Questa pianta non è in scala. I documenti ci sono stati dati dal cliente. Per questo motivo, non possiamo garantire la precisione delle informazioni.

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Una prima impressione

Overlooking the beautiful Hippodrome Park in the center of the town of Lonigo, this elegant Art Nouveau Villa, built in 1919, underwent a careful and refined renovation in the late 1990s. The modernization works were aimed at maintaining and respecting the original features of the building as much as possible. The property consists of the main residential body, a dépendance used as an office, and an exclusive open area on 3 sides. The building, totaling 444 m², has 4 levels: - mezzanine floor, consisting of living area, with stately entrance and central open staircase, living room, kitchen, dining, study and guest/living room bathroom; - first floor, sleeping area, with large hallway, 3 generously sized bedrooms, 2 bathrooms and 2 terraces, one of which is more than 100 sqm; - second floor, practicable attic, consisting of 3 different rooms; - basement, with cellar, boiler room and storage room. At the rear of the house, an outbuilding currently used as an office of about 83 m², built in 2000, has an independent driveway and pedestrian entrance as well as convenient private parking spaces.

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Dettagli dei servizi

In 2022, the property underwent an energy efficiency upgrade, with triple-glazed window and door frames, installation of a new boiler, and a 5-kw photovoltaic system combined with a 7.5-kw storage battery. During the same intervention, the facade was also redone with new plaster.

Roof repointed in 2010, roof with exposed beams and insulation.

Air conditioning system

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Tutto sulla posizione

Lonigo is a beautiful town in the province of Vicenza, and located about halfway between the provincial capital, and the city of Verona, which is only 40 minutes away. Located at the foot of the Berici Hills, this town that has all the typical amenities of a city is characterized by fine historic architecture, including the Rocca Pisana, the Villa Giovannelli, the dome of the Duomo, the Torrione and the bell tower of the Chiesa Vecchia, all symbols of a past to be discovered and admired.

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Partner di contatto

Per ulteriori informazioni, si prega di contattare la persona di riferimento:

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