

Vicenza – Vicenza (VI)

# Three-room apartment Energy Efficiency Top: A4

**CODICE OGGETTO: IT233551154**



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

**PREZZO D'ACQUISTO: 268.000 EUR • VANI: 7**

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## A colpo d'occhio

CODICE OGGETTO	IT233551154
DISPONIBILE DAL	Previo accordo
Piano	1
Vani	7
Camere da letto	3
Bagni	2
Anno di costruzione	1967

Prezzo d'acquisto	268.000 EUR
Appartamento	Attico
Superficie lorda	ca. 0 m <sup>2</sup>

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## Dati energetici

Tipologia di  
riscaldamento

Sistema di  
riscaldamento a un  
piano

Certificazione  
energetica

Diagnosi energetica

Fonte di  
alimentazione

Elettrico



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## La proprietà



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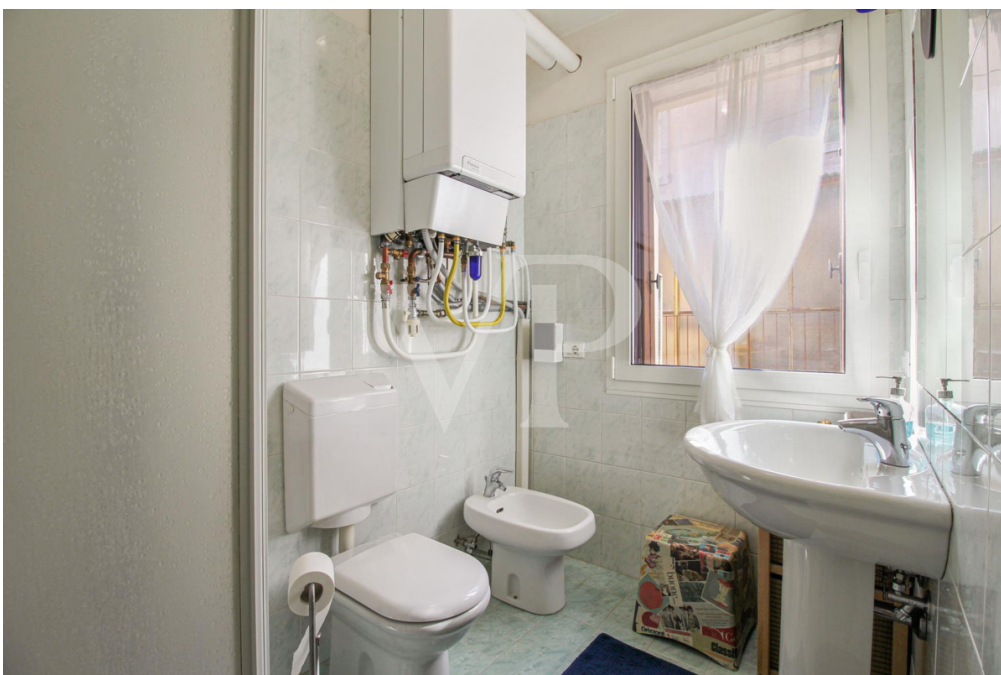
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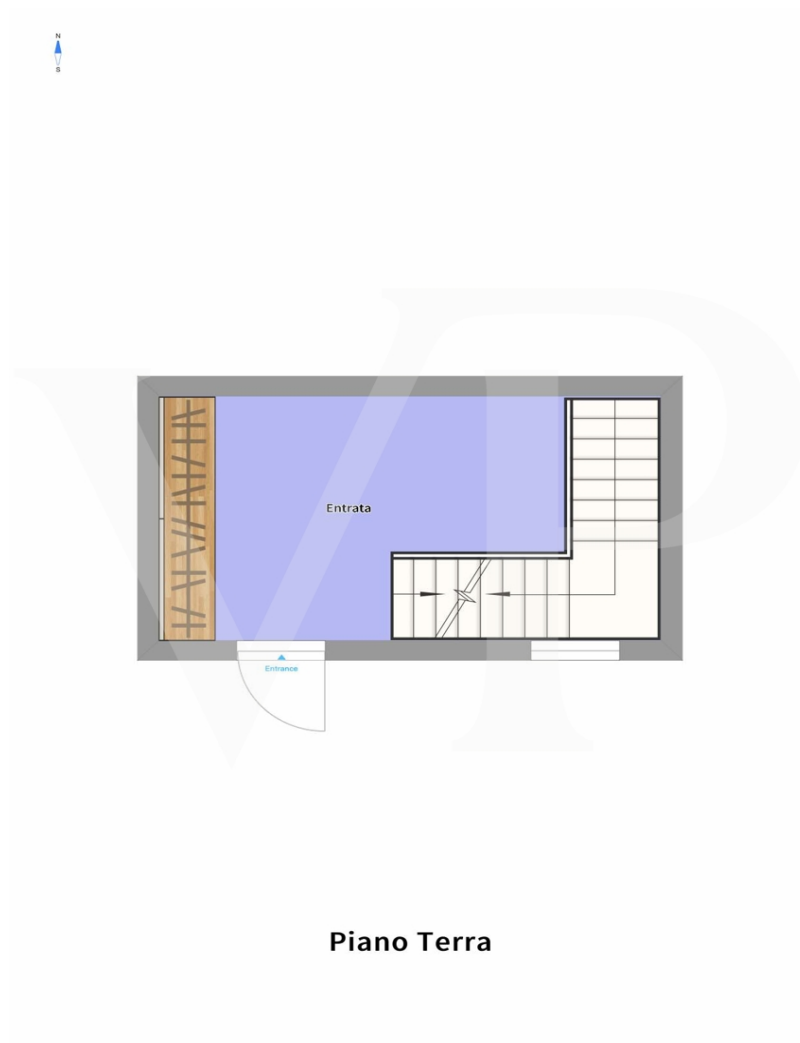
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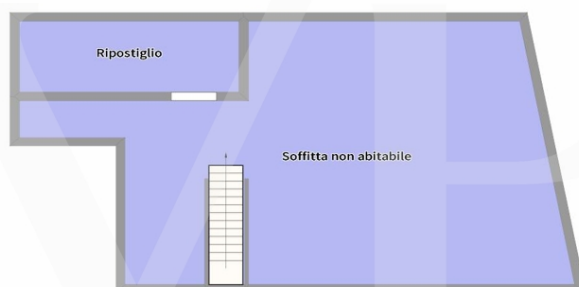
## Planimetrie



**Piano Terra**



**Piano 1°**



### Sottotetto non abitabile

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

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.

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## Dettagli dei servizi

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.

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## Tutto sulla posizione

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.

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## Partner di contatto

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

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