

Vicenza – Vicenza (VI)

## Exclusive apartment at the foot of Monte Berico - Energy Class A2

CODICE OGGETTO: IT243551266

RESERVED



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PREZZO D'AFFITTO: 2.950 EUR • SUPERFICIE NETTA: ca. 251 m<sup>2</sup> • VANI: 10

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- A colpo d'occhio
- La proprietà
- Planimetrie
- Una prima impressione
- Dettagli dei servizi
- Tutto sulla posizione
- Partner di contatto

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## A colpo d'occhio

|                  |                        |
|------------------|------------------------|
| CODICE OGGETTO   | IT243551266            |
| Superficie netta | ca. 251 m <sup>2</sup> |
| DISPONIBILE DAL  | Previo accordo         |
| Vani             | 10                     |
| Camere da letto  | 3                      |
| Bagni            | 3                      |

|                        |                        |
|------------------------|------------------------|
| Appartamento           | Piano terra            |
| Superficie commerciale | ca. 288 m <sup>2</sup> |
| Superficie lorda       | ca. 267 m <sup>2</sup> |

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## La proprietà



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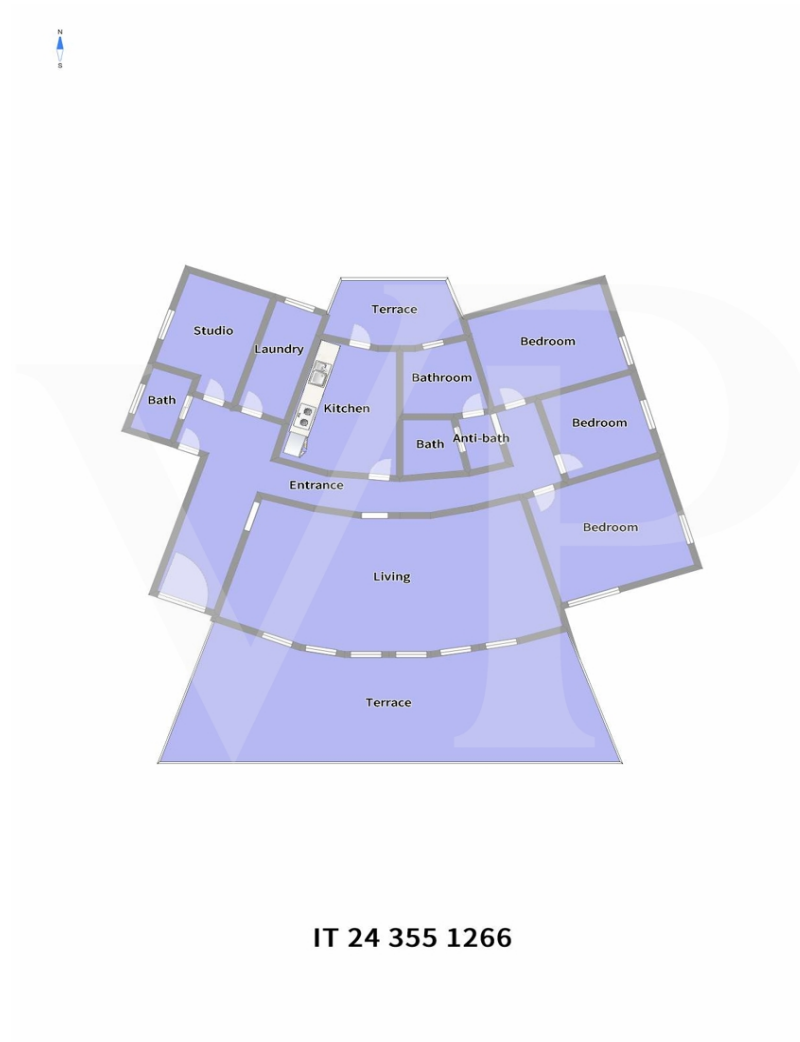
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## La proprietà



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## Planimetrie



IT 24 355 1266

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

Von Poll Real Estate exclusively presents this elegant fully renovated apartment, a rare opportunity in the residential heart of Vicenza, in the most exclusive area of the City, at the foot of Monte Berico. The property is distinguished by its class A2 energy efficiency and underfloor heating, offering a high level of living comfort and significant energy savings. The apartment is generously spread over an area that accommodates three large bedrooms, and 3 bathrooms. The heart of the house is a bright and inviting living room illuminated by natural light streaming in through the many French doors that open onto a wonderful terrace. A further highlight is represented by the modern kitchen, completely new and equipped with the latest appliances, perfect for those who like to cook in a functional and aesthetically pleasing space, from which there is access to an additional, more private terrace, which overlooks the internal garden of the unit located on the ground floor. The main terrace is particularly suitable for outdoor entertaining of guests as well, allowing for enchanting views of the surroundings and creating a natural flow between indoors and outdoors. The presence of a dedicated laundry room and a study adds functionality to daily life. A garage completes the property, offering a convenient and secure solution for parking. The apartment is equipped with an air conditioning system to ensure maximum comfort in every season. This property represents the ideal choice for those looking for a prestigious home, combining luxury and practicality in one of the most sought-after areas of Vicenza.

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## Dettagli dei servizi

Energy Class A2

Ducted air conditioning in every room

Underfloor heating

Automated roller shutters

Temperature control in each room

Private triple garage

Parquet flooring throughout the apartment

New kitchen complete with appliances

Apartment by type and finish NOT suitable for families with small children and pets

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## Tutto sulla posizione

In the most exclusive location in the city of Vicenza: at the foot of Monte Berico it is positioned a stone's throw from the city's historic center. From this prime residential area you can enjoy pleasant walks just outside your front door. The Ederle and Del Din barracks are easily reached in a few 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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*To Disclaimer of von Poll Immobilien GmbH*

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