

Vicenza – Vicenza (VI)

## Historic center - Energy Class A4

**CODICE OGGETTO: IT233551140**



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

**PREZZO D'ACQUISTO: 740.000 EUR • SUPERFICIE NETTA: ca. 180 m<sup>2</sup> • VANI: 5**

CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

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

**CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)**

## A colpo d'occhio

CODICE OGGETTO	IT233551140
Superficie netta	ca. 180 m <sup>2</sup>
DISPONIBILE DAL	Previo accordo
Vani	5
Camere da letto	2
Bagni	3
Anno di costruzione	1800

Prezzo d'acquisto	740.000 EUR
Appartamento	Appartamento
Superficie commerciale	ca. 205 m <sup>2</sup>
Tipologia costruttiva	massiccio
Superficie lorda	ca. 168 m <sup>2</sup>
Caratteristiche	Terrazza, Bagni di servizio, Giardino / uso comune

CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## Dati energetici

Tipologia di riscaldamento	a pavimento
Fonte di alimentazione	Gas



CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## La proprietà



CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## La proprietà





CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## La proprietà



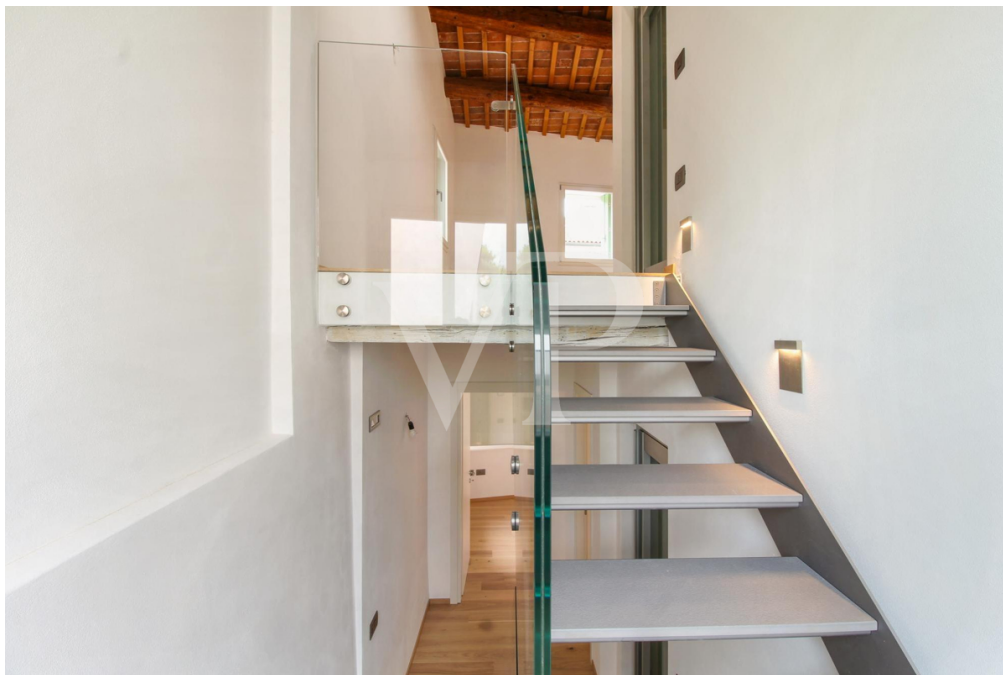
CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## La proprietà



CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## La proprietà





CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## La proprietà



CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## La proprietà





CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## La proprietà





CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## La proprietà



CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## La proprietà





CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## La proprietà



CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## La proprietà





CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## La proprietà



CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## La proprietà





CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## La proprietà



CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)

## La proprietà





**CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)**

## Una prima impressione

Welcome to this beautiful single-family home, located within the walls of Vicenza's historic center, in the renowned San Rocco area, at the edge of the ZTL. The property, recently renovated in 2023, is a perfect example of harmony between historic charm and modern conveniences. The house opens onto a large garage, spacious and directly accessible from the street, offering the convenience of parking in a prestigious area. Adjacent to the garage is a large private patio with a lemon grove and an additional storage room, ideal for green lovers and those who need additional space to organize their homes. This open space is perfect for outdoor relaxing moments, where you can create your own city garden corner, with a nice table and bbq area to receive friends. The house develops the sleeping area on the second floor and the living area on the second and top floor. All floors can be reached by an elegant and modern staircase, or the practical elevator. The living area with a peninsula kitchenette is a bright and welcoming space, with direct access to the small terrace that offers a charming view of the city's rooftops. The space is large open space, allowing it to be divided into areas dedicated to dining and entertainment and relaxation. Completing the spaces on this level is a bathroom with ante-bathroom. The sleeping area includes a master bedroom with space for realize walk-in closet and private bathroom, and an additional bedroom also with a private windowed bathroom.

**CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)**

## Dettagli dei servizi

The house has Vicenza-style shutters, typical of the local tradition, and an armored wooden door with a fanlight adorned with a fine wrought-iron grating. To ensure maximum living comfort, an advanced hybrid heating system with radiant floor panels was installed, combining an air-water heat pump powered by electricity with a condensing boiler powered by natural gas, all enclosed in a single indoor module (DAIKIN/Hybrid model) connected to an outdoor unit.

The result is an Energy Class A4

**CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)**

## Tutto sulla posizione

We are located in one of the most sought-after and coveted areas of the city, San Rocco, on the edge of the ZTL, right in the historic center. The location makes it possible to live in close contact with the historic part of the city and rediscover traditions and ways of life that are too often forgotten, while at the same time combining the modern convenience of returning home directly by car without the typical limitations of the ZTL. The heart of Vicenza's historic center can be reached by walking out of the house, but the Palazzo, thanks to its defiladed location, enjoys a special quiet that reigns supreme all around. All services and activities related to contemporary living are accessible and usable both on foot and by bicycle, thanks also to the popular adjacent bike path. Palaces, Museums, Institutions and Schools alternate with the fine residences, small businesses and stores that characterize the walks and the pleasure of living in the Historic Center.

**CODICE OGGETTO: IT233551140 - 36100 Vicenza – Vicenza (VI)**

## Partner di contatto

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

---

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)