Lonigo – Veneto

# Wonderful Country-house in the berici hills - equipped as Restaurant and Hotel

***Property ID: IT233551031***

**PURCHASE PRICE: 1.270.000 EUR • LAND AREA: 20.637 m²**

**Property ID: IT233551031 - 36045 Lonigo – Veneto**


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# At a glance

| | |
|---|---|
| Property ID | IT233551031 |
| Year of construction | 2005 |

| | |
|---|---|
| Purchase Price | 1.270.000 EUR |
| Total Space | ca. 1.169 m² |
| Construction method | Solid |

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# Energy Data

| | | | |
|---|---|---|---|
| Energy certificate valid until | 06.10.2026 | Energy Certificate | Energy demand certificate |

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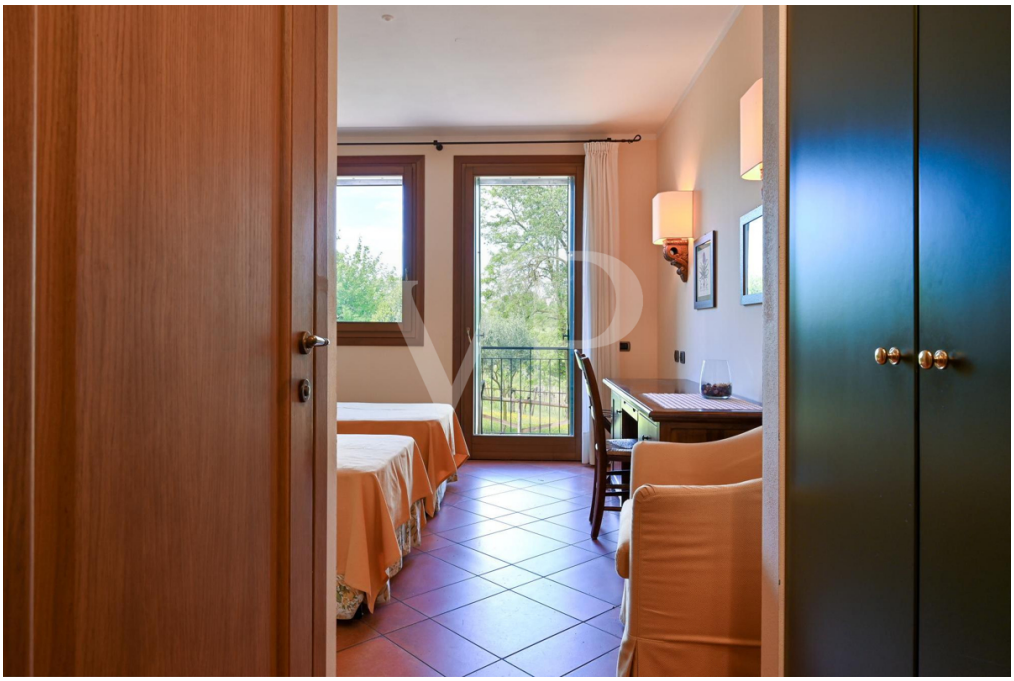

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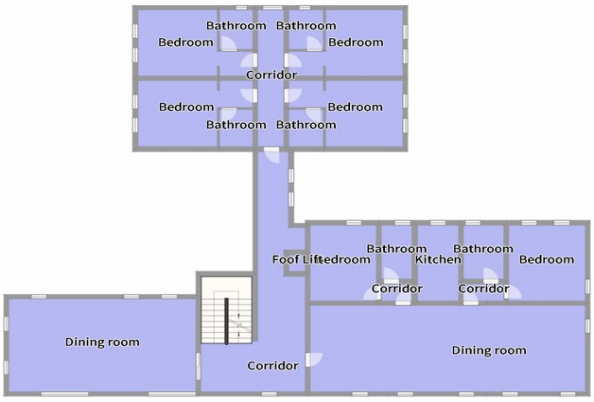
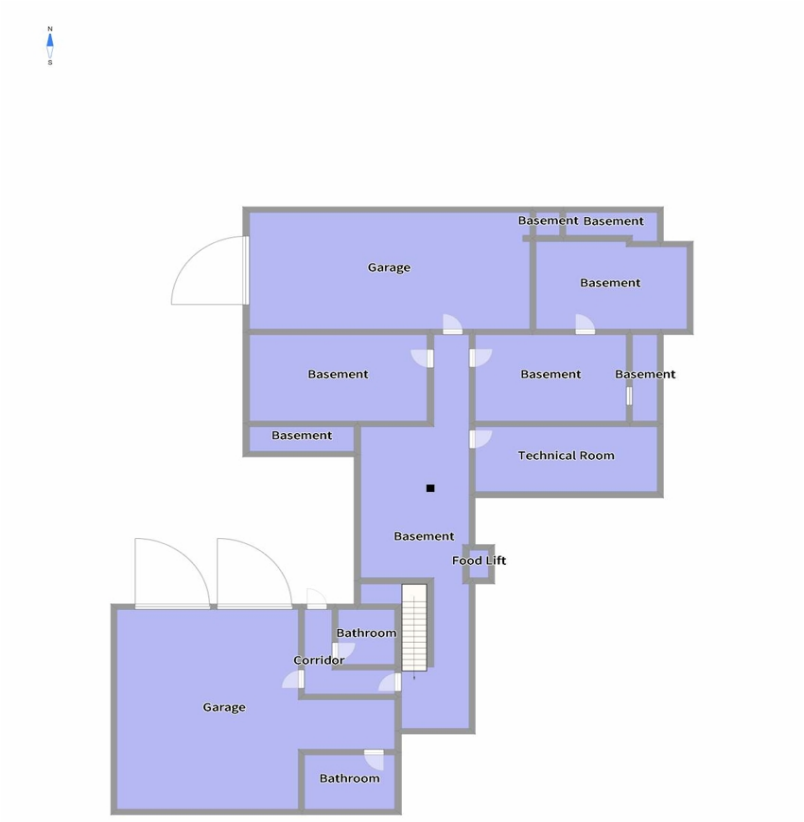
# Floor plans

**Main Floor**


Bathroom
Bathroom
Bedroom
Bedroom
Corridor
Bedroom
Bedroom
Bathroom
Bathroom
Bathroom
Bathroom
Foof Liftedroom
Kitchen
Bedroom
Corridor
Corridor
Dining room
Corridor
Dining room

**1° Floor**




**Basement**

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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# A first impression

A countryhouse in the hills, an oasis of peace and relaxation, a new construction entirely built from scratch in 2005 with care and respect for the art and building culture of these places, thanks to the use of natural materials such as stone, terracotta-effect stoneware and wood.

The property until recently home to a restaurant business is already structured and ready to be used as a restaurant, pizzeria and inn with 8 double rooms with private bathrooms and independent access from the restaurant.

The halls can accommodate up to 170 covers, with an equipped and adequately sized industrial kitchen.
In the basement rooms serving the business.

The size and volumes present, lend themselves to a single dwelling of important dimensions or to make two or more semi-detached housing units with shared spaces, for families who appreciate living in harmony with nature in a stone and wood house, surrounded by greenery and the quiet of the hills sharing a rural lifestyle.

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# Details of amenities

Surrounding land for about 20,000 square meters including yards equipped to accommodate an adequate number of cars to the type of activity.
Within the property present well of drinking water

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# All about the location

The property is located in the southern area of the Berici Hills, in the territory of Lonigo. The towns of Alonte and Orgiano, with all major services such as elementary and middle schools, post office, and stores are 7 and 10 minutes away, respectively, while the larger community of Lonigo is about 15 minutes away.

The A4 highway exit of Montebello can be reached in 20 minutes, making the property easily accessible even to those who often have to travel for work reasons. hills of Lonigo, the end of a single-access road, surrounded by vineyards, on the slopes of Sarego hill.

Thanks to the easily accessible highway connection, the city of Vicenza is less than half an hour away, and the beautiful and international Verona, with its Lake Garda just over 40 minutes away.

Venice and the sea are just over an hour away, making this place, perfect base for exploring our wonderful area.

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# Contact partner

For further information, please contact your contact person:

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