Noventa Vicentina

Charming family villa: a haven of peace south of Vicenza

Property ID: IT243551506

PURCHASE PRICE: 298.000 EUR • **LIVING SPACE:** ca. 274 m^2 • **ROOMS:** 9.5

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At a glance

Property ID	IT243551506
Living Space	ca. 274 m²
Rooms	9.5
Bedrooms	4
Bathrooms	2
Year of construction	1971

Purchase Price	298.000 EUR
Total Space	ca. 291 m²
Construction method	Solid
Usable Space	ca. 280 m²
Equipment	Terrace, Guest WC, Fireplace, Garden / shared use

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Energy Data

Type of heating	Single-storey heating system
Energy Source	Light natural gas
Power Source	Gas

Energy Certificate	Energy demand certificate

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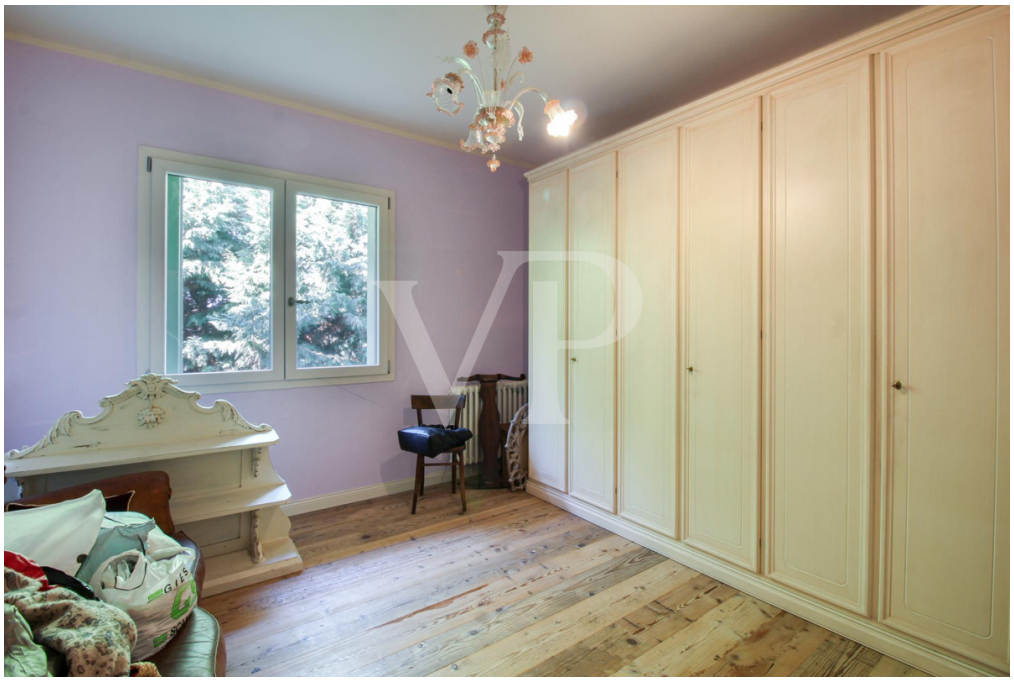
The property



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A first impression

In the heart of the countryside, this charming villa arranged on two floors offers an idyllic retreat for families seeking comfort and space. The property welcomes you with a large private garden, enhanced by lush greenery and the relaxing shade of mature trees, creating a serene setting for relaxing moments outdoors.

On the ground floor, the house features a warm and welcoming kitchen, ideal for dining and family gatherings. Adjacent, the spacious living room boasts wooden beams and a rustic fireplace, creating an atmosphere of elegant coziness. A convenient laundry room and a refined bathroom add functionality to this level.

Ascending to the second floor, you'll find four spacious double bedrooms, each filled with natural light. A central bathroom and convenient storage room complete this floor, along with a large rooftop terrace, from which you can take in breathtaking views of the surrounding hills-a perfect place to start the day or relax at sunset.

Designed with families in mind, this home offers a peaceful and spacious living environment, where every detail is taken care of to enhance comfort and functionality. The large garden not only provides ample space for children to play, but also serves as the perfect setting for family gatherings, making this villa a true sanctuary away from the hustle and bustle of city life.

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All about the location

The villa is strategically located in Noventa Vicentina, just 5 minutes from the center of the town and equally close to the highway exit, allowing quick travel to the main arterial roads. Thanks to the proximity of the A31 highway, the Ederle and Del Din military barracks, located in Vicenza, are easily reached in about 30 minutes by car.

This location is particularly advantageous for those working at the U.S. military bases in Vicenza, offering an excellent combination of tranquility and accessibility. Noventa Vicentina, with its peaceful, family-friendly character, is surrounded by natural beauty, particularly the rolling hills and countryside of Vicenza. The area offers a wide range of local amenities while retaining the charm of a country town, with weekly markets, stores, and restaurants that reflect the culinary traditions of the Veneto region.

The proximity to the countryside allows for breathtaking views and moments of relaxation, while the short drive to Vicenza offers access to urban and international amenities, thanks to the presence of U.S. military facilities, such as the Ederle Barracks and the newer Del Din Barracks, which host a vibrant international community

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Contact partner

For further information, please contact your contact person:

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