Castegnero / Villaganzerla

Villa storica con ampio potenziale edificatorio nel cuore di Villaganzerla

Property ID: IT19355126



PURCHASE PRICE: 199.000 EUR • LIVING SPACE: ca. 368 m^2 • ROOMS: 11 • LAND AREA: 1560 m^2

Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

At a glance

Property ID	IT19355126
Living Space	ca. 368 m²
Rooms	11
Bedrooms	4
Bathrooms	3
Year of construction	1900

Purchase Price	199.000 EUR
House	Farmhouse
Total Space	ca. 481 m²
Condition of property	Needs renovation
Construction method	Solid
Usable Space	ca. 553 m²

Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

Energy Data

Energy Certificate	Energy demand certificate

Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property

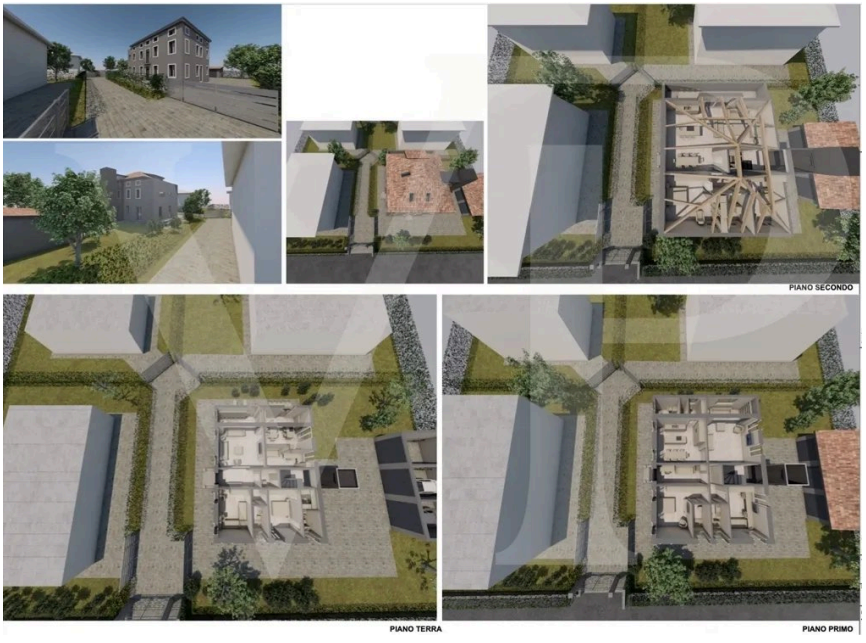




Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

The property





Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

A first impression

The real estate proposal is structured around the main body of the Villa whose original construction dates back to the early 1900s, flanked by an accessory building for storage use of more than 200 square meters, a volume that can be converted and relocated to a more functional location, ideal for the creation of a modern living solution or service spaces.

In its current configuration, the Villa is developed as follows:
Ground floor: large kitchen, dining room, living room, study, bathroom, cellar, garage and laundry room.
First floor: four double bedrooms and two bathrooms.
Second floor: large attic with heights such that it can be converted into living space.

Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

Details of amenities

Main lot: about 1,500 sq m of building land
Total buildable volume: about 2,900 cubic meters
It is also possible to purchase, at a premium, an adjacent building lot of about 1,300 sq m, with additional building volume of about 2,500 cu m.

Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

All about the location

The property is located in the center of Villaganzerla, a hamlet of the municipality of Castegnero (VI), about 15 km from Vicenza.
The area is particularly appreciated for its tranquility, the scenic setting of the Berici and Euganean Hills and, nowadays, for its excellent road accessibility, thanks to the recent extension of the A31 highway, which allows fast and smooth connections with Vicenza and the main economic and logistic poles, avoiding urban traffic.

Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

Other information

The property lends itself to multiple enhancement scenarios, including:

Renovation of the Villa for the creation of a prestigious residence with swimming pool, with possible accessory spaces (storage, offices or professional studio) ideal for those who wish to reconcile home and business in a private setting.

Real estate transaction with fractionation of the main Villa into 2 or 3 apartments;

Restoration of the main building with three residential units, flanked in the optional lot, by the construction of a new building consisting of townhouses or apartments, maximizing the entire available cubage.

A rare proposal, combining location, volume and design flexibility, ideal for both private use and for investors and real estate operators.

Property ID: IT19355126 - 36020 Castegnero / Villaganzerla

Contact partner

For further information, please contact your contact person:

C.trà Porta Padova 132, 36100 Vicenza (VI) - IT
Tel.: +39 0444 317 652
E-Mail: vicenza@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com