Vicenza – Vicenza (VI)

A Little Piece of Paris in Vicenza - Single-family home in need of renovation with a private garden

Property ID: IT233551193



PURCHASE PRICE: 297.000 EUR

Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

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

Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

At a glance

Property ID	IT233551193	Purchase Price	297.000 EUR
Bedrooms	5	Total Space	ca. 304 m²
Bathrooms	3	Usable Space	ca. 260 m²

Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

The property





Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

The property





Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

The property





Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

The property





Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

The property

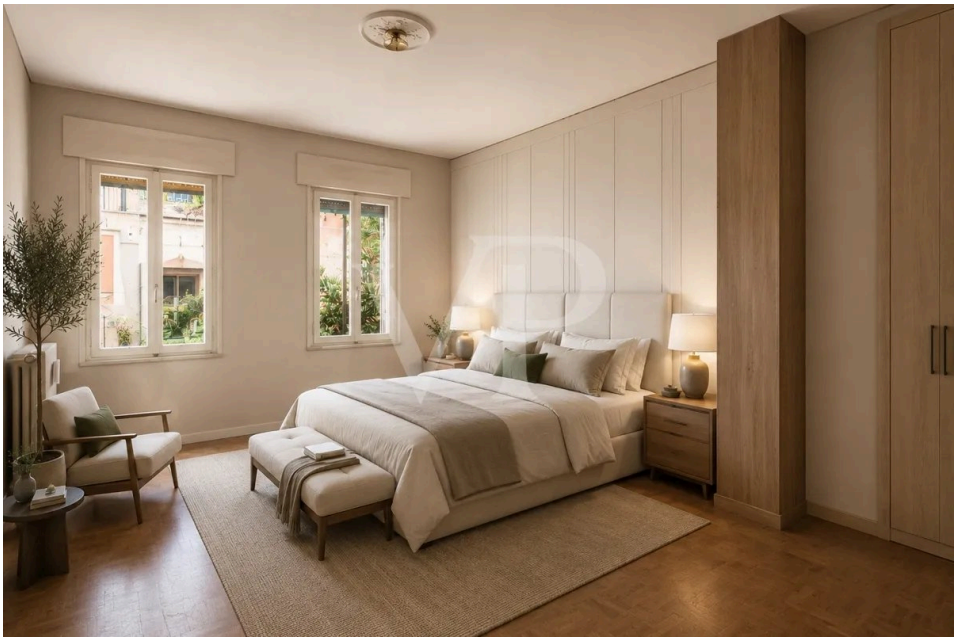




Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

The property





Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

The property





Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

The property





Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

The property

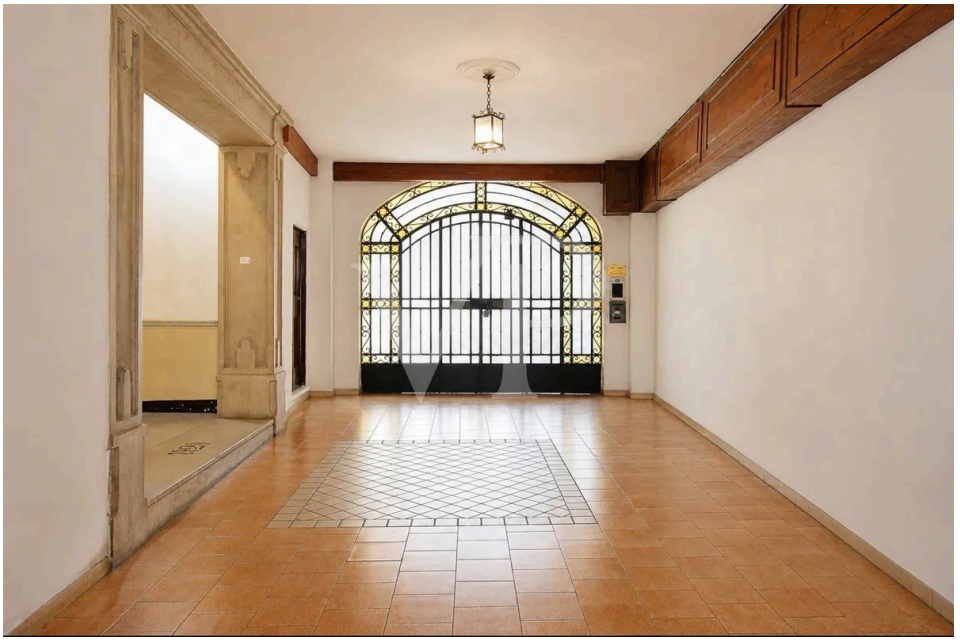




Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

The property





Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

The property





Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

A first impression

In the heart of Contra' Porta Padova, we are offering for sale a detached house in need of complete renovation, accessible through a 16th-century entrance gate. This property exudes authentic charm and is ideal for those who wish to create an exclusive home or make a prestigious investment.

Currently unused, the building was originally designed to serve partly as an artisan workshop on the ground floor and partly as a residence on the upper floor, with separate entrances and stairwells. The interior finishes are original and require a complete renovation, offering the opportunity to customize every detail and maximize the property's potential.

The property spans two levels with a total area of over 200 m² and is complemented by a private garden of approximately 140 m², a 30 m² private entrance hall, and a 14 m² laundry room.

The layout offers great design flexibility: it can be transformed into an elegant single-family home with a spacious living area on the ground floor and a sleeping area with three or four bedrooms on the upper floor, or it can be divided into two spacious two-bedroom apartments.

This property represents a rare opportunity to revitalize a home rich in potential in the center of Vicenza, creating a personalized living space that combines the charm of traditional architecture with the comfort and efficiency of contemporary design.

A unique opportunity where the charm of Parisian courtyards meets the allure of the historic center: a place to reinvent and transform into a home of great character, with the added benefit of a large private outdoor space.

Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

Details of amenities

Renovation Bonus: 50% tax deduction for a primary residence and 36% for a secondary residence.
Applies to a maximum expenditure of €96,000 per property, with the deduction spread over 10 annual installments. The deduction may be claimed for up to two properties.

Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

All about the location

The location is one of the property's main strengths: Corso Palladio is just a 2-minute walk away, allowing you to enjoy the historic center with all its amenities, shops, and restaurants.

The university campus on Viale Margherita is just a 5-minute walk away, making this property particularly attractive as an investment as well.
San Bortolo Hospital and the city courthouse are easily accessible on foot or by bike.

The Vicenza train station is a pleasant 20-minute walk away, ensuring convenient connections for daily commuters.

Property ID: IT233551193 - 36100 Vicenza – Vicenza (VI)

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