Arcugnano

Wonderful villa with park in the Berici hills in the land of Venice

Property ID: IT233551205_1



PURCHASE PRICE: 1.650.000 EUR • LIVING SPACE: ca. 1064 m^2 • ROOMS: 22 • LAND AREA: 284000 m^2

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At a glance

Property ID	IT233551205_1
Living Space	ca. 1064 m²
Rooms	22

Purchase Price	1.650.000 EUR
Total Space	ca. 998 m²
Construction method	Solid
Usable Space	ca. 1064 m²
Equipment	Terrace, Guest WC, Fireplace, Garden / shared use

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Energy Data

Type of heating	Single-storey heating system
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

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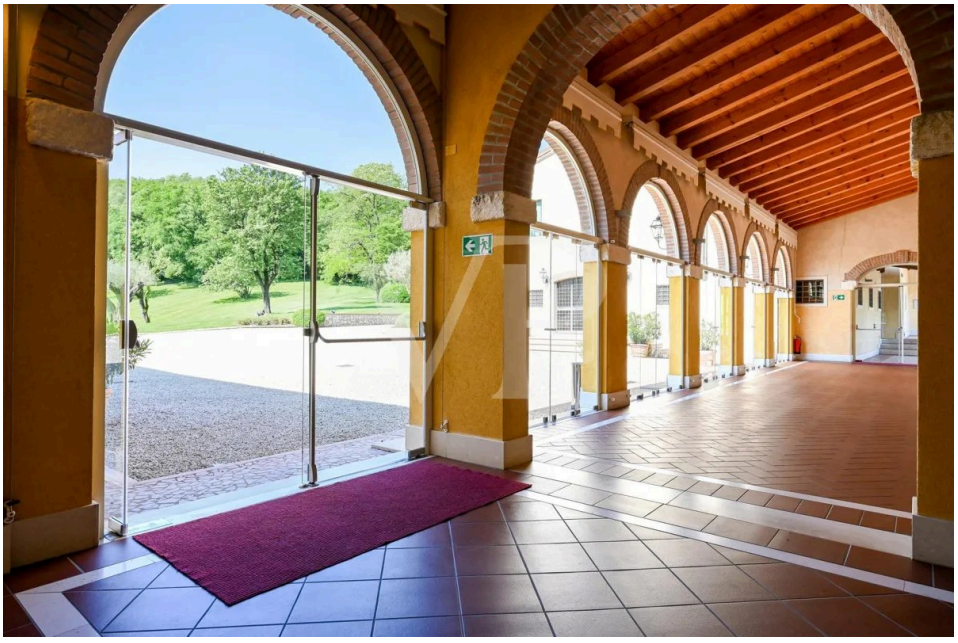




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A first impression

Set against a backdrop of extraordinary natural beauty, nestled in the tranquility and privacy of a private estate spanning over 28 hectares of meadows and woods, stands this elegant residence, the result of the skillful restoration of an old country farmhouse.

A property of great charm, where the authentic character of rural architecture blends with spacious, refined, and functional interiors, offering an ideal solution for those seeking a prestigious residence surrounded by nature, as well as for those wishing to utilize the spaces for hospitality, representative purposes, or exclusive events.

Access is through a refined portico with brick arches that leads to the central atrium, the hub of the home's layout. From here, the home's main spaces unfold: a spacious living room with a fireplace and private restrooms, a professional kitchen, and a second elegant living room enhanced by spectacular arched windows overlooking the garden.

The interior spaces flow naturally into the charming outdoor portico, which connects to the guesthouse and the panoramic terrace, creating a pleasant connection between the house and the surrounding landscape.

On the upper floor is an elegant attic-style master apartment, comprising a bright living room with a grand brick fireplace, a kitchen-dining area, two master bedrooms, two bathrooms, and an additional room that can be used as a study or guest room.

The basement houses a spacious storage area that can be used as a garage, measuring over 100 square meters, rounding out the property's functionality.

The outdoor setting is particularly charming: the ornamental garden blends seamlessly with a private estate spanning over 280,000 square meters, featuring meadows, woods, and paths nestled in lush greenery, ensuring a high level of privacy and a special connection with nature.

Within the estate there is also a charming, fully renovated bird snare, accessible via pleasant paths through the greenery. This feature, of particular historical and scenic interest, contributes to making the entire complex unique.

Given its size, architecture, quality of the spaces, and extraordinary natural setting, the property is particularly appealing to those seeking an exclusive and secluded residence, with spaces also suited for hosting guests and formal entertaining.

A rare find in the real estate market, this property successfully combines the charm of a residence immersed in nature with the versatility of a highly prestigious complex.

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Details of amenities

The property has air conditioning, photovoltaic panels and boasts fine finishes.

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All about the location

Located on the rolling hills of Arcugnano, just a few minutes from Vicenza, the property enjoys one of the most sought-after locations in the area, where the hilly landscape opens up to spectacular panoramic views of the plain and the city.

These hills have always been a natural haven for those who wish to live or spend their free time immersed in the tranquility of nature without sacrificing proximity to urban amenities. This area, characterized by forests, scenic trails, vineyards, and historic homes, retains an authentic and secluded atmosphere, appreciated by those seeking privacy, quality of life, and a connection to the landscape.

Although nestled in a setting of absolute tranquility, the property is just a few minutes from the historic center of Vicenza, a city internationally renowned for the architectural legacy of Andrea Palladio and designated a UNESCO World Heritage Site. Its proximity to major road and highway networks makes travel extremely convenient for both business and leisure.

Vicenza occupies a strategic location in the heart of Northern Italy, along the axis connecting Milan and Venice, allowing for quick access to Verona, Padua, Treviso, Brescia, Lake Garda, and the country's major economic and cultural destinations. The high-speed rail station and the A4 highway provide excellent connections for those working in both national and international contexts.

The property also benefits from its proximity to the main airports in the Veneto region —Verona, Treviso, and Venice—all easily reachable in about an hour, ensuring connections to the most important European and international destinations.

One of the location's greatest strengths is the opportunity to experience the best that the Veneto region has to offer in every season. In a short time, you can reach the beaches of the Adriatic Sea, the shores of Lake Garda, the Dolomites, and the Asiago Plateau, as well as the region's renowned ski resorts and numerous natural areas. A wealth of landscapes, culture, food and wine, and outdoor activities makes this location ideal both as a prestigious residence and as a destination for high-end hospitality.

This estate thus strikes the perfect balance between privacy, prestige, and accessibility: a place where the charm of the Venetian countryside meets the convenience of one of the most dynamic and well-connected areas in Northern Italy.

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Contact partner

For further information, please contact your contact person:

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