Molvena – Colceresa

Rustico di charme con vista panoramica sulle colline e sulla pianura veneta

Property ID: IT233551260



PURCHASE PRICE: 745.000 EUR • LIVING SPACE: ca. 532.47 m^2 • ROOMS: 18 • LAND AREA: 1700 m^2

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At a glance

Property ID	IT233551260
Living Space	ca. 532.47 m²
Rooms	18
Bedrooms	6
Bathrooms	8
Year of construction	2004

Purchase Price	745.000 EUR
House	Service area [motorway]
Total Space	ca. 469 m²
Construction method	Solid
Usable Space	ca. 532 m²
Equipment	Guest WC, Fireplace, Garden / shared use

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Energy Data

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

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The property





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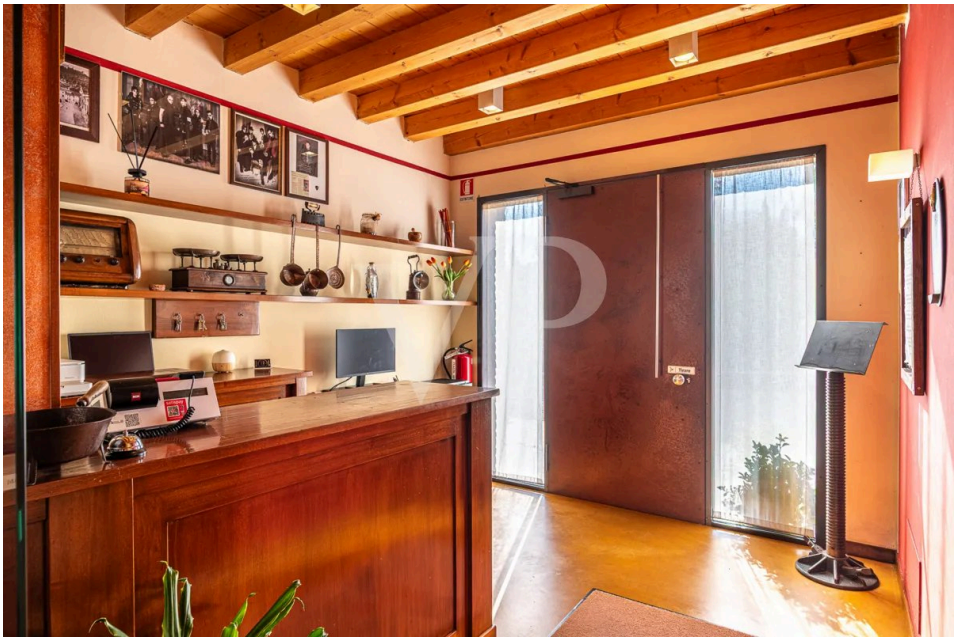
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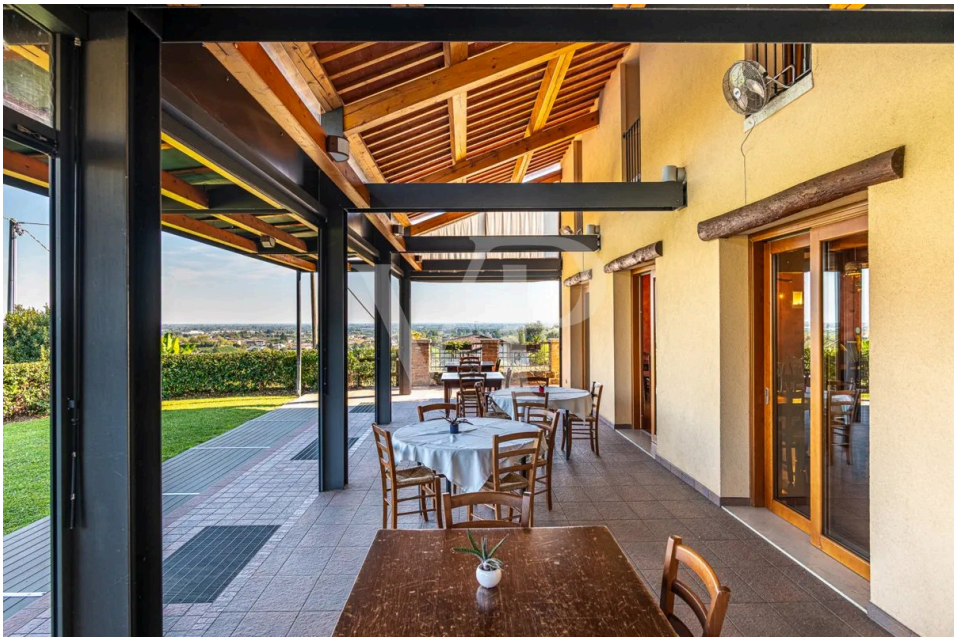




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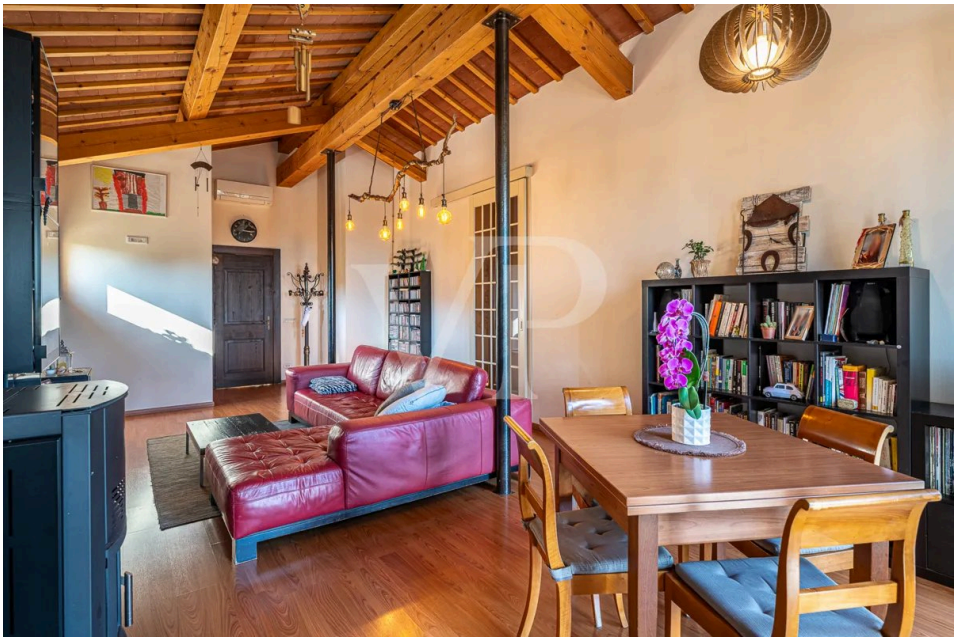




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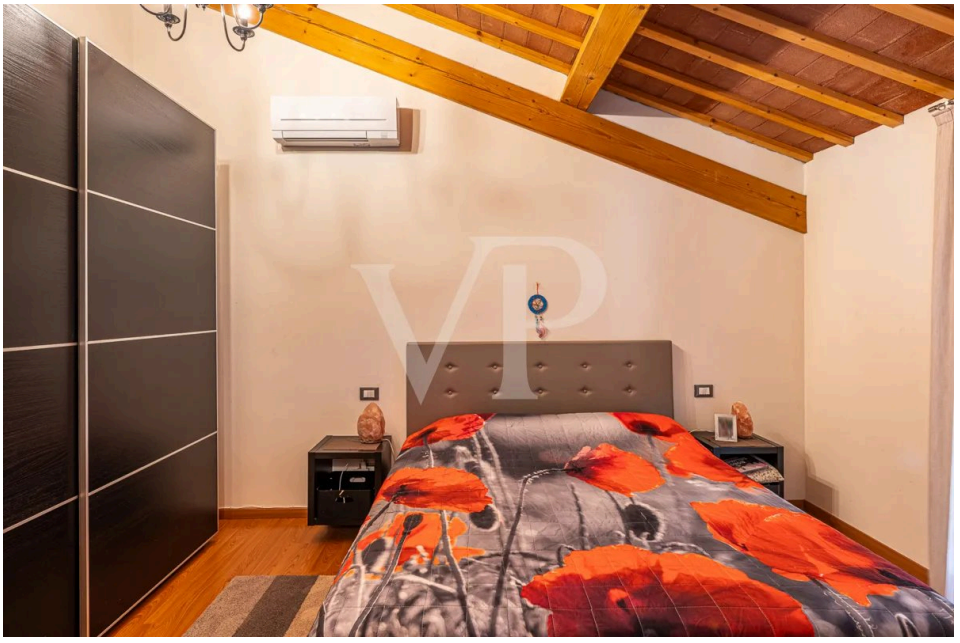




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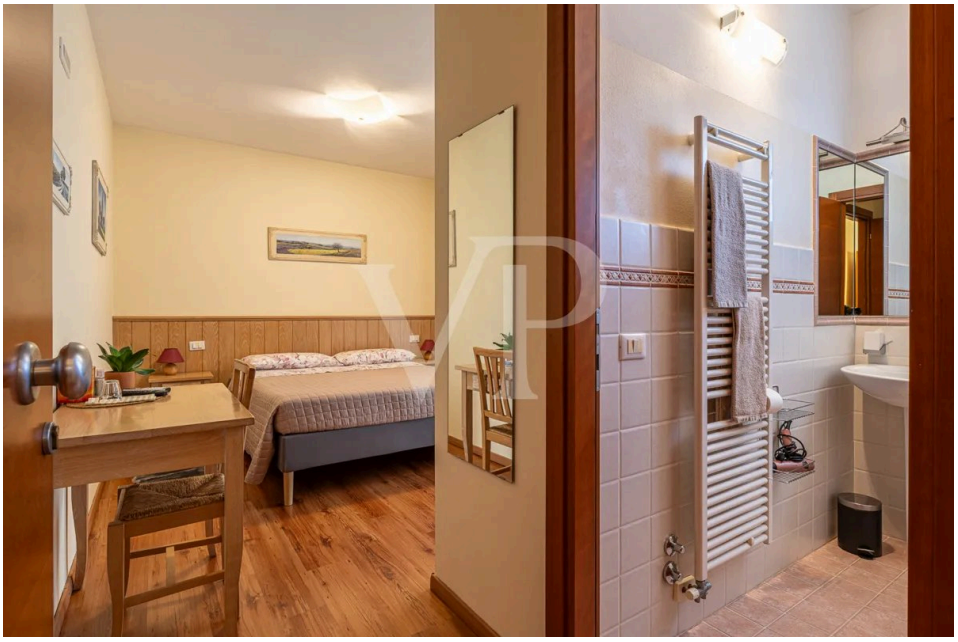
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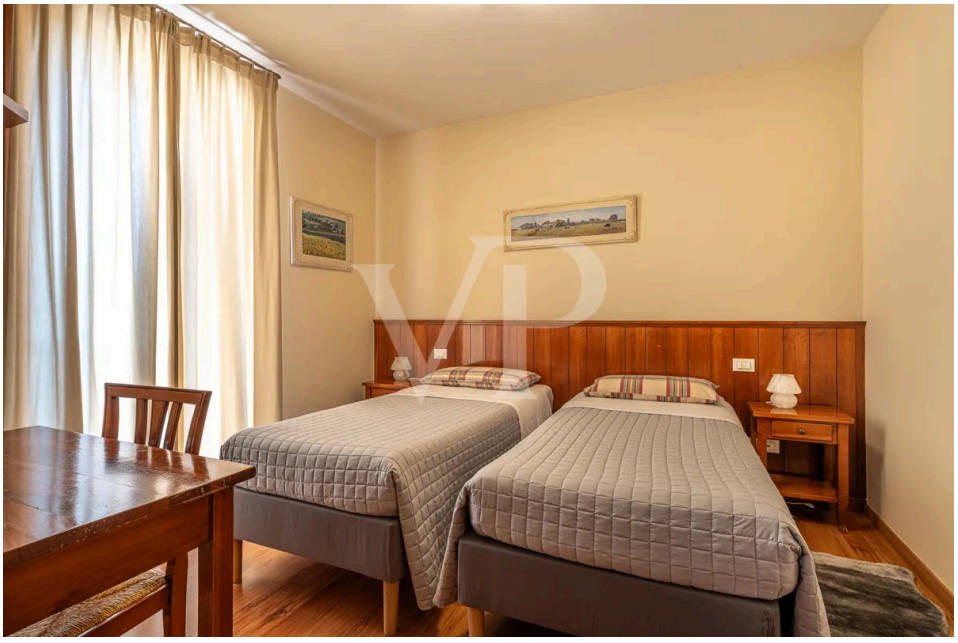




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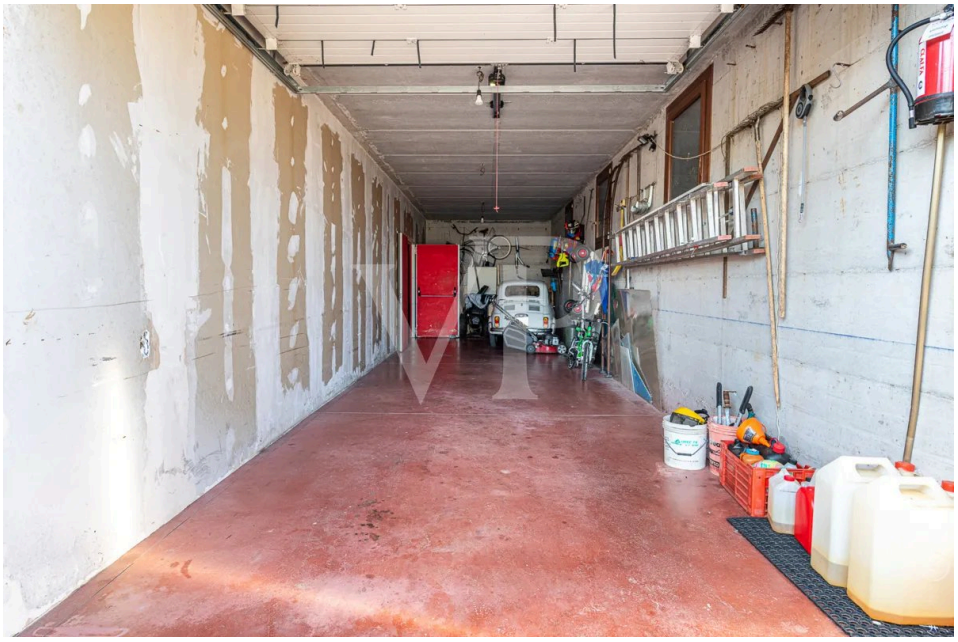
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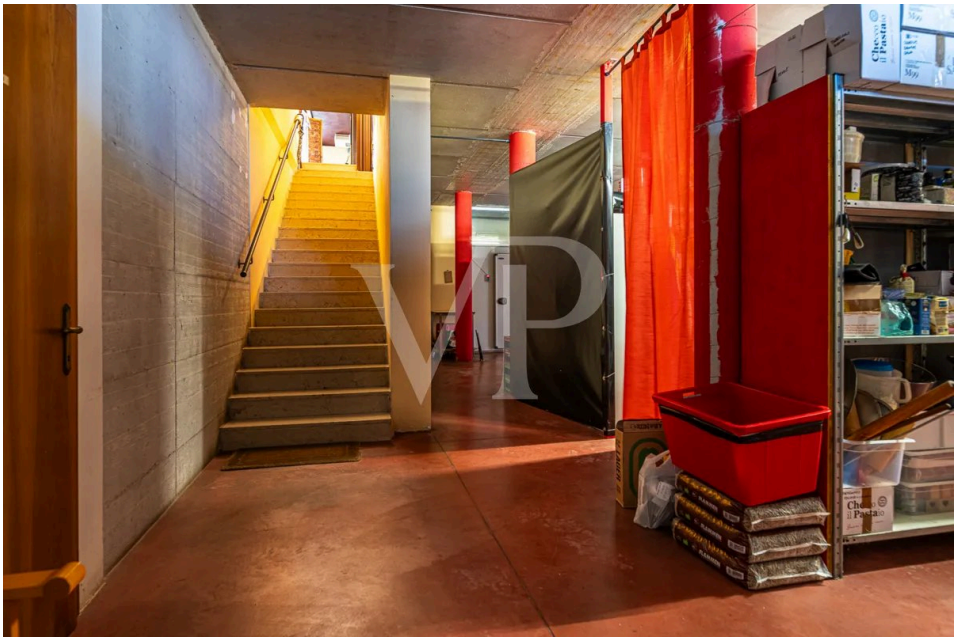




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A first impression

Charming country home with panoramic views of the hills and the Veneto plain

In a prime location on the first hill of Molvena, in the municipality of Colceresa, we present a property with authentic charm, where rural architectural tradition meets the comfort of a meticulous renovation and interiors where every detail has been carefully considered.

The building was completely renovated in 2004, preserving the distinctive elements of local architecture through the use of natural materials such as stone, wood, and terracotta bricks. The characteristic tower, typical of agricultural buildings in the area, gives the property an unmistakable character. The property is in excellent condition, thanks in part to the ongoing maintenance carried out during the years it was operated as a farmstay—a business now limited exclusively to the four guest rooms with private bathrooms.

The ground floor houses the rooms once dedicated to hosting guests, which today can be perfectly adapted into a refined residential living area. The finishes strike a balance between traditional materials and contemporary elements, such as resin floors and iron details. The main room, featuring a working period fireplace protected by glass, opens through a large glass wall onto the spacious panoramic Pompeian terrace. The floor is completed by an additional room, the kitchen, and two bathrooms.

The main apartment is located on the first floor and consists of a spacious living room with a kitchen and fireplace, a small panoramic balcony, two bedrooms, and a bathroom. The sloped ceiling with exposed beams and the hardwood floors create a warm and welcoming atmosphere, in harmony with the property's rustic character.

Also on the first floor, with separate access, are the four rooms currently used for guest accommodations, all equipped with private bathrooms and featuring the same high-quality finishes, exposed beams, and hardwood floors. These spaces can be maintained in their current function or, alternatively, integrated into the main residence, offering interesting possibilities for use depending on your needs.

The basement features numerous utility spaces: storage rooms, a laundry room, a wine cellar, a boiler room, and a large garage of approximately 48 square meters.

Outside, the well-maintained garden and the spacious Pompeian loggia provide ideal settings for relaxing and entertaining guests, while enjoying an open and picturesque view of the Venetian plain.

A versatile property brimming with character, ideal both as a charming private residence—especially for those seeking ample space to host family and friends—and for those wishing to operate a lodging business in a particularly beautiful natural setting.

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Details of amenities

- Underfloor heating
- Air conditioning
- Covered veranda

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All about the location

Molvena, in the municipality of Colceresa, is a particularly charming hillside town, nestled in a landscape characterized by rolling hills, vineyards, cherry orchards, and sweeping views of the Venetian plain. Its location on the foothills of the hills offers picturesque views in both directions: on one side, the view opens up onto the plain, while on the other, one can admire the silhouette of the mountainous landscape, creating a varied and picturesque panorama in every season. The area retains a strong agricultural tradition, evidenced by the cultivation of cherries—typical of the Marostica region—and by the wine production that characterizes these hills.

The proximity to the historic centers of Marostica and Bassano del Grappa allows for easy access to services, shops, and cultural and food-and-wine experiences. At the same time, the location and road connections make it easy to reach Vicenza and the major cities of the Veneto region, including Padua, Treviso, Venice, and Verona. In particular, the Pedemontana Veneta Expressway serves as a key infrastructure for travel throughout the region, improving connections to the main highway routes.

The location also offers numerous opportunities for leisure activities: the Asiago Plateau is easily accessible for hiking, sports, and nature getaways, while the Dolomites, the Adriatic coast, and Lake Garda are additional ideal destinations for day trips and experiences throughout the year.

Airport access is also convenient: via the road and highway network, Treviso Airport can be reached in approximately less than an hour, while Venice and Verona airports generally take just over an hour, depending on traffic and the route chosen.

This setting combines tranquility, scenic beauty, and accessibility—ideal for those who wish to live immersed in the natural beauty of the Veneto hills, with the privilege of enjoying views stretching from the plains to the mountains and the convenience of easily reaching cities of art, mountain resorts, lakes, and the sea.

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Contact partner

For further information, please contact your contact person:

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