Breganze – Case sparse

Villa Arrigoni historical residence

Property ID: IT253551735



PURCHASE PRICE: 649.000 EUR • LIVING SPACE: ca. 1230 m^2 • ROOMS: 30 • LAND AREA: 4050 m^2

Property ID: IT253551735 - 36042 Breganze – Case sparse

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

Property ID: IT253551735 - 36042 Breganze – Case sparse

At a glance

Property ID	IT253551735
Living Space	ca. 1230 m²
Rooms	30
Year of construction	1882

Purchase Price	649.000 EUR
House	Villa
Total Space	ca. 1180 m²
Condition of property	Needs renovation
Construction method	Solid
Usable Space	ca. 1180 m²

Property ID: IT253551735 - 36042 Breganze – Case sparse

The property





Property ID: IT253551735 - 36042 Breganze – Case sparse

The property





Property ID: IT253551735 - 36042 Breganze – Case sparse

The property





Property ID: IT253551735 - 36042 Breganze – Case sparse

The property





Property ID: IT253551735 - 36042 Breganze – Case sparse

The property





Property ID: IT253551735 - 36042 Breganze – Case sparse

The property





Property ID: IT253551735 - 36042 Breganze – Case sparse

The property





Property ID: IT253551735 - 36042 Breganze – Case sparse

The property





Property ID: IT253551735 - 36042 Breganze – Case sparse

The property





Property ID: IT253551735 - 36042 Breganze – Case sparse

The property





Property ID: IT253551735 - 36042 Breganze – Case sparse

The property





Property ID: IT253551735 - 36042 Breganze – Case sparse

The property





Property ID: IT253551735 - 36042 Breganze – Case sparse

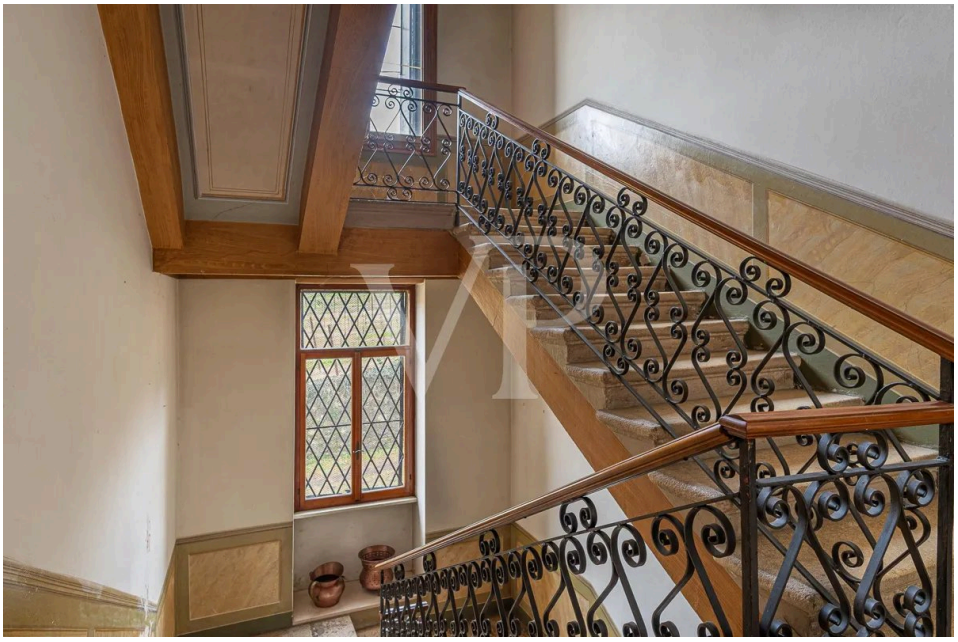
The property

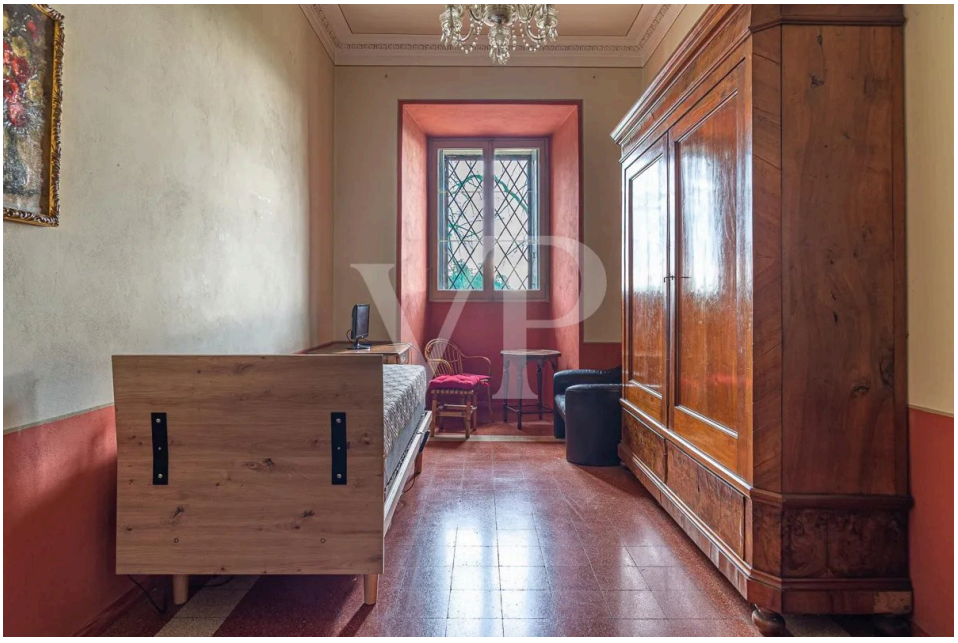




Property ID: IT253551735 - 36042 Breganze – Case sparse

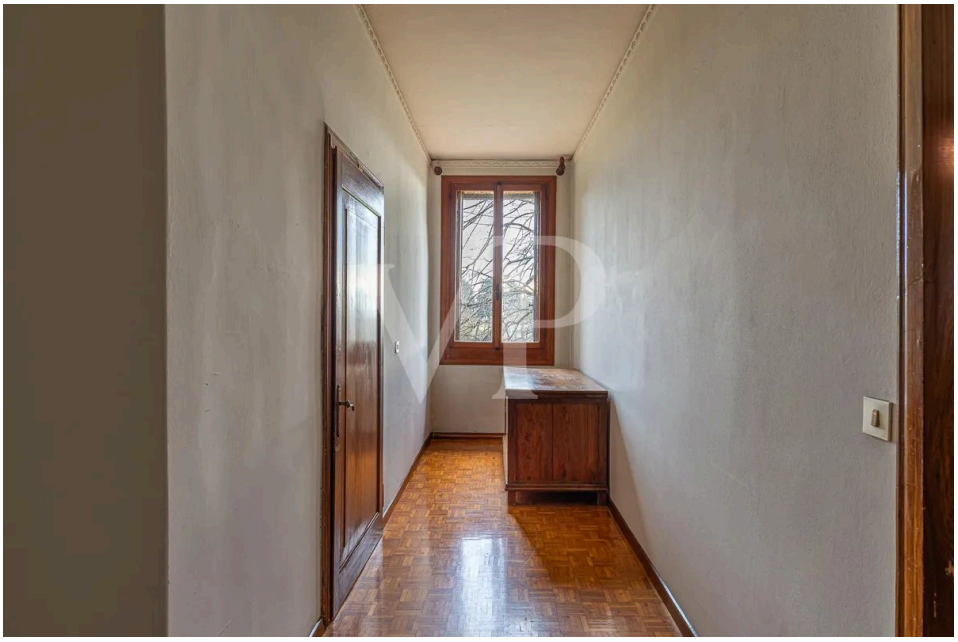
The property





Property ID: IT253551735 - 36042 Breganze – Case sparse

The property





Property ID: IT253551735 - 36042 Breganze – Case sparse

A first impression

In the heart of Breganze, along the ancient communal road of Valletta, we offer for sale Villa Arrigoni, a prestigious historic mansion now a hotel with restaurant, known as "Al Toresan."

The villa has its origins in the late eighteenth century and has been owned over time by important noble families (Volner, Carcano-Volpe, Barbaro, Arrigoni). Purchased by the Arrigoni Counts in 1884, it represents an asset of inestimable historical and environmental value, cited by numerous local historians.
Here, in May 1916, the historic Great Council of War was held under the auspices of King Victor Emmanuel III, with the presence of General Luigi Cadorna, an event that links the property to a fundamental page in the history of Italy.

The property
The building, considered a single body dating from 1882 (the last major intervention of the Arrigoni Earls), has three floors, with a two-level rear part.
The architectural layout is clearly Palladian-inspired, with pass-through halls, serlianas, original Palladian and Venetian floors, staircases in pink marble from Asiago and white stone, decorated ceilings and interior and exterior frescoes.

Hospitality and catering activities
Since 1965 the villa has been home to a catering and hospitality business:
Historic restaurant with strongly identifiable Venetian cuisine, signature dish: the famous torresani (pigeons spit-roasted in the striking open fireplace).
11 very quiet en-suite rooms with views of the surrounding hills, bell tower and hills
Interior spaces include several dining rooms, bar, kitchen with large historic fireplace, pantries, vaulted cellar and old icehouse.

Brolo, vegetable gardens and vineyard
In 2001, the brolo, vegetable gardens and vineyard behind were reunited with the villa, which are now restored and used for the restaurant's kitchen, strengthening the link between territory, production and hospitality.
Value and potential

Villa Arrigoni represents a unicum in the Veneto real estate scene:
Historic home with high architectural and cultural value
Established and well-known business
Ideal for charming hotel, gourmet restaurant, relais, representative office or conservative restoration project

A property that needs sensitivity and vision, but offers a unique historical, architectural and identity heritage.

Property ID: IT253551735 - 36042 Breganze – Case sparse

Details of amenities

Strategic opportunity in the Upper Vicenza hospitality market.
Villa Arrigoni represents a unique and highly competitive opportunity in the hospitality landscape of the Alto Vicentino, an area long recognized for its wine and food excellence, the quality of its hilly landscapes and its strong historical and cultural value, but still lacking in high-profile and strong identity hospitality facilities.
In an area such as Breganze, known nationally and internationally for its wine production and gastronomic tradition, a historic structure of this level can be a decisive competitive advantage, capable of intercepting a demand increasingly oriented towards authentic experiences, places with character and stay proposals linked to the territory.
The Alto Vicentino area also registers a constant demand for both tourist and business hospitality. Alongside traditional tourism, linked to landscape, culture and food and wine, business tourism is particularly relevant, fueled by the strong propensity of local companies to operate with foreign markets and host international clients, technicians and partners. This segment requires elegant, private and small-scale facilities that offer comfort, quality and identity.
In this context, Villa Arrigoni is ideally suited to become a benchmark boutique hotel: its balanced dimensions make it managerially flexible, cost sustainable and highly appreciated by the contemporary market, which favors non-standardized facilities, with few curated rooms, personalized service and strong ties to the place.
The combination of history, architecture, strategic location and wine and food vocation makes this property a rare asset, capable of responding to a real and growing demand, still partially unmet in the area today.

Property ID: IT253551735 - 36042 Breganze – Case sparse

All about the location

Breganze - Authentic heart of Veneto

Nestled among gentle hilly landscapes, Breganze is a town that combines tranquility, quality of life and economic dynamism. The area is characterized by vineyards, orderly countryside and historic Venetian villas, evidence of a long agricultural and cultural tradition.

The town is known for its strong wine and gastronomic vocation, with the prestigious DOC Breganze and the famous Torcolato, symbols of a food and wine identity that is also appreciated internationally.

Alongside its rural dimension, Breganze boasts a lively economic fabric, with important industrial and manufacturing activities active both locally and internationally, making it one of the most solid production poles in the Vicenza area.

Its location is strategic and central in the Veneto region: just minutes from Marostica, Bassano del Grappa, Thiene, and Vicenza, it makes it possible to reach Venice and Verona in less than an hour, Padua in 45 minutes, and the Asiago Plateau in about 40 minutes.
The Pedemontana Veneta guarantees rapid connections to all major regional cities, while the presence of numerous bus lines makes Breganze an important crossroads of provincial mobility.

Breganze is the ideal place to experience, invest in and enhance a heritage where history, landscape and business coexist in perfect balance.

Property ID: IT253551735 - 36042 Breganze – Case sparse

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