Minerbe

Villa in Art Noveau in Minerbe – The Charm of a Historic Residence

Property ID: IT263551957



PURCHASE PRICE: 369.000 EUR • ROOMS: 14.5

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At a glance

Property ID	IT263551957
Rooms	14.5
Bedrooms	6
Bathrooms	3
Year of construction	1700

Purchase Price	369.000 EUR
House	Villa
Total Space	ca. 681 m²
Condition of property	Needs renovation
Construction method	Solid
Usable Space	ca. 618 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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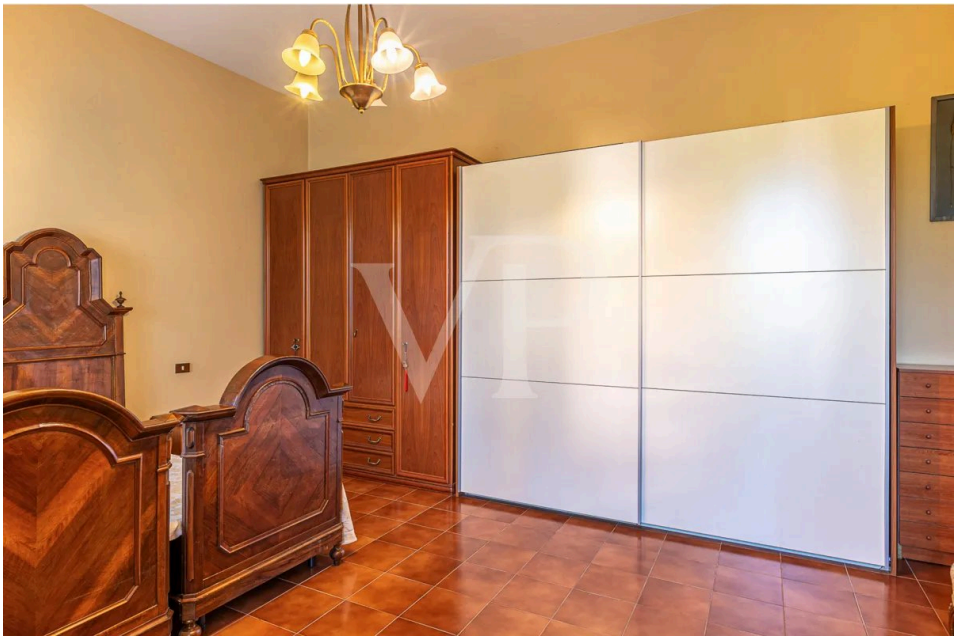

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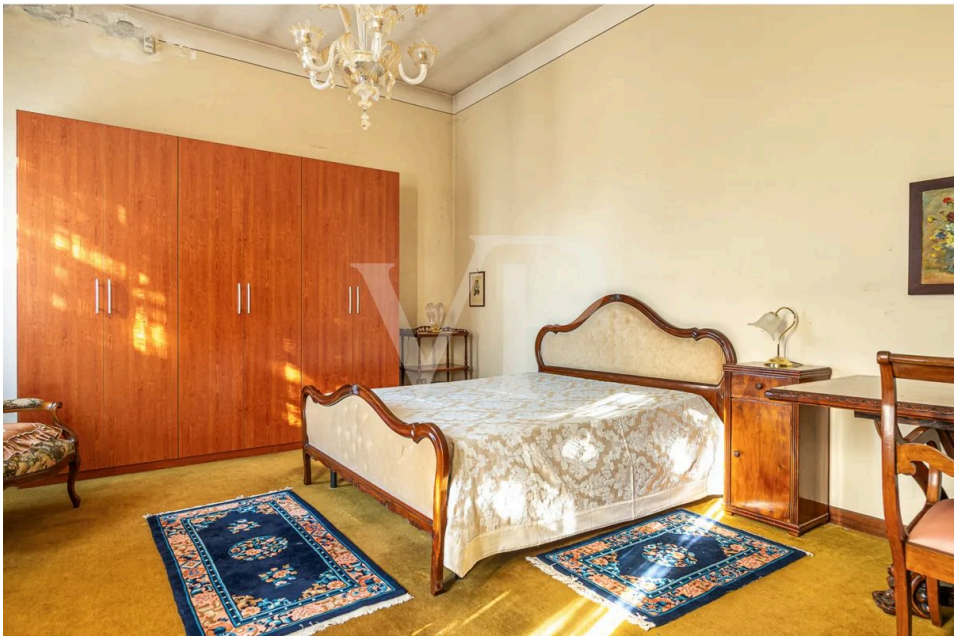

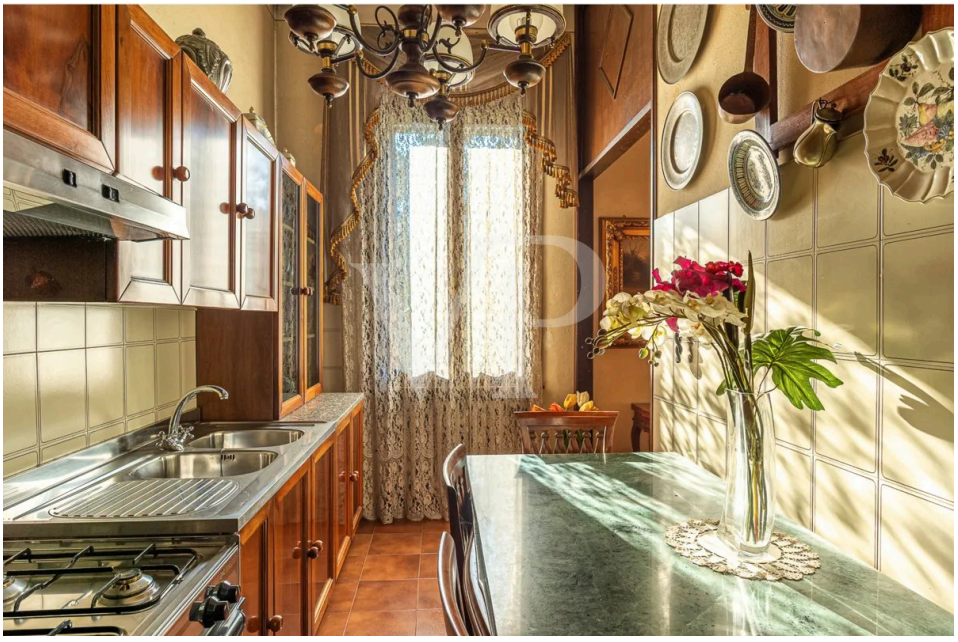

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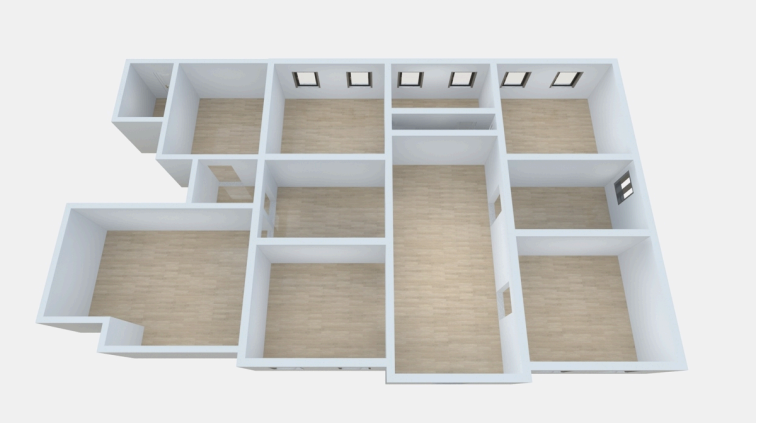
Floor plans



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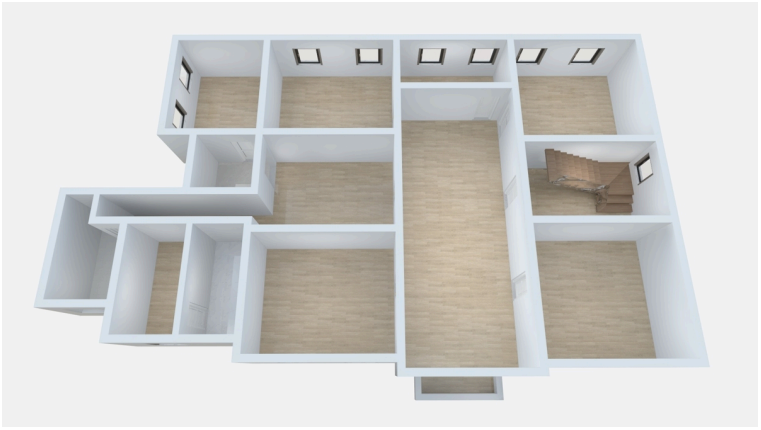


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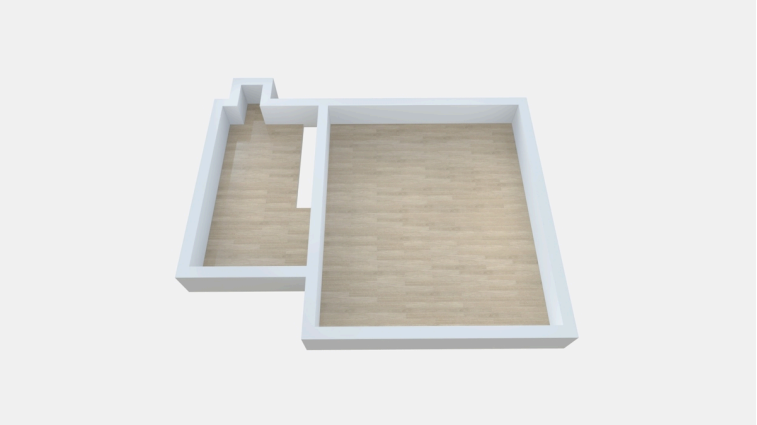

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Villa Stevanello is a historic stately home located in the heart of the town of Minerbe, in the province of Verona. It is part of the landscape of noble and bourgeois residences that characterize the town's historic urban fabric, reflecting a representative residential style typical of the Venetian tradition. It is part of the Patrician and Stately Residences of the Pianura dei Dogi.

The villa is surrounded by its own park, which enhances its residential character and highlights its connection to the surrounding landscape.

The complex has a complex layout: the main body of the villa and the section comprising the tower are distinct even in terms of property registration, constituting two separate ownership units.

From a layout and architectural standpoint, the building follows the pattern of traditional Venetian villas, characterized by large central reception halls flanked on either side by spaces intended for daily life, such as bedrooms, additional rooms, and service areas, including the kitchen. This layout is repeated on the first floor, with a layout that essentially mirrors that of the floor below.

The top level consists of the attic, intended for ancillary use and storage. In fact, its dimensions and interior heights do not allow it to be considered a habitable space.

Local lore also attributes to the cluster of ancient stately homes in Minerbe tales involving underground passages and historic wells—known in popular tradition as "pozzi rasadori"—which are believed to have connected some of the area's historic buildings. These elements help enrich the historical charm and sense of identity of the setting in which the villa stands.

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Details of amenities

Alarm system
2023 condensing boiler
Heating system distributed across the various floors

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All about the location

Minerbe is a quiet town in the Veronese plain, just a few kilometers from Legnago. The surrounding countryside and its proximity to medieval villages, Venetian villas, and cities of art make it a great starting point for exploring this part of the Veneto region.

Bevilacqua, with its 14th-century castle and hanging garden, is just 5 minutes away, and a few kilometers further on lies Montagnana, where medieval city walls enclose a historic center of arcaded streets and where Villa Pisani, designed by Andrea Palladio, stands.

To the north lies the charming Cologna Veneta, a delightful historic village known for its almond nougat, and a little further on, the lively town of Lonigo.

The provincial capitals of Vicenza and Verona are both about a 40–45-minute drive away, placing this property in the heart of the Veneto region. You can choose to spend a day strolling among the palaces and squares of Vicenza's Palladian city center, or exploring the Arena di Verona, the streets of the historic center, and the sites linked to the story of Romeo and Juliet.

The main international airports in the Veneto region—Verona and Venice—are easily accessible, making this location an attractive option for those who appreciate the charm of historic residences but also need to be well-connected to the rest of the world.

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Contact partner

For further information, please contact your contact person:

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