Val Liona

Stunning Villa with a Pool in the Berici Hills

Property ID: IT263552044



PURCHASE PRICE: 797.000 EUR • LIVING SPACE: ca. 328.5 m^2 • ROOMS: 14

Property ID: IT263552044 - 36044 Val Liona

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- All about the location
- Contact partner

Property ID: IT263552044 - 36044 Val Liona

At a glance

Property ID	IT263552044
Living Space	ca. 328.5 m²
Rooms	14
Bedrooms	4
Bathrooms	5
Year of construction	2007

Purchase Price	797.000 EUR
House	Villa
Total Space	ca. 580 m²
Construction method	Solid
Usable Space	ca. 365 m²
Equipment	Guest WC, Swimming pool, Fireplace, Garden / shared use

Property ID: IT263552044 - 36044 Val Liona

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.

Property ID: IT263552044 - 36044 Val Liona

The property





Property ID: IT263552044 - 36044 Val Liona

The property





Property ID: IT263552044 - 36044 Val Liona

The property





Property ID: IT263552044 - 36044 Val Liona

The property





Property ID: IT263552044 - 36044 Val Liona

The property





Property ID: IT263552044 - 36044 Val Liona

The property





Property ID: IT263552044 - 36044 Val Liona

The property





Property ID: IT263552044 - 36044 Val Liona

The property





Property ID: IT263552044 - 36044 Val Liona

The property





Property ID: IT263552044 - 36044 Val Liona

The property





Property ID: IT263552044 - 36044 Val Liona

The property





Property ID: IT263552044 - 36044 Val Liona

The property





Property ID: IT263552044 - 36044 Val Liona

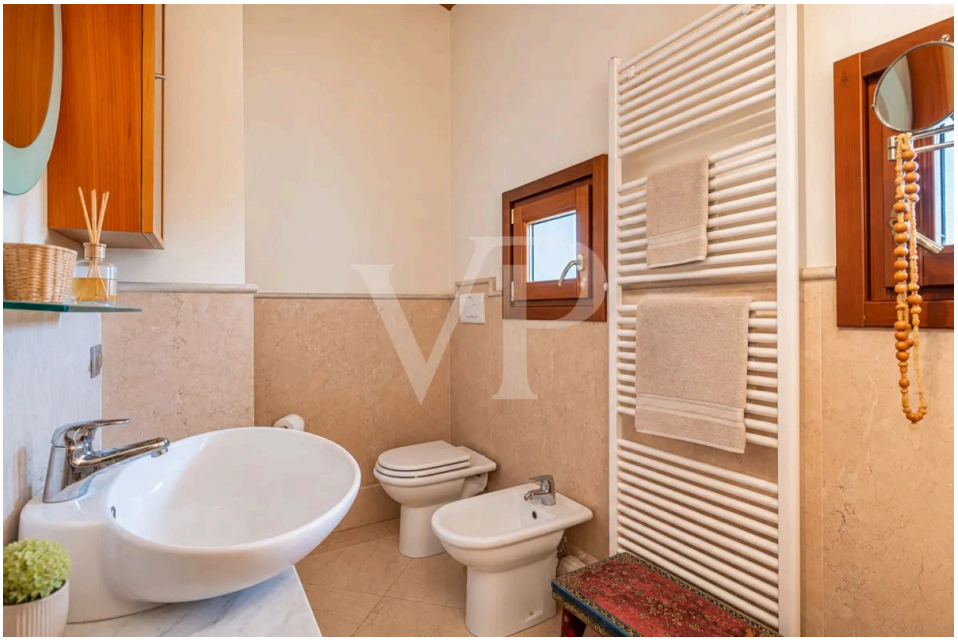
The property





Property ID: IT263552044 - 36044 Val Liona

The property





Property ID: IT263552044 - 36044 Val Liona

The property

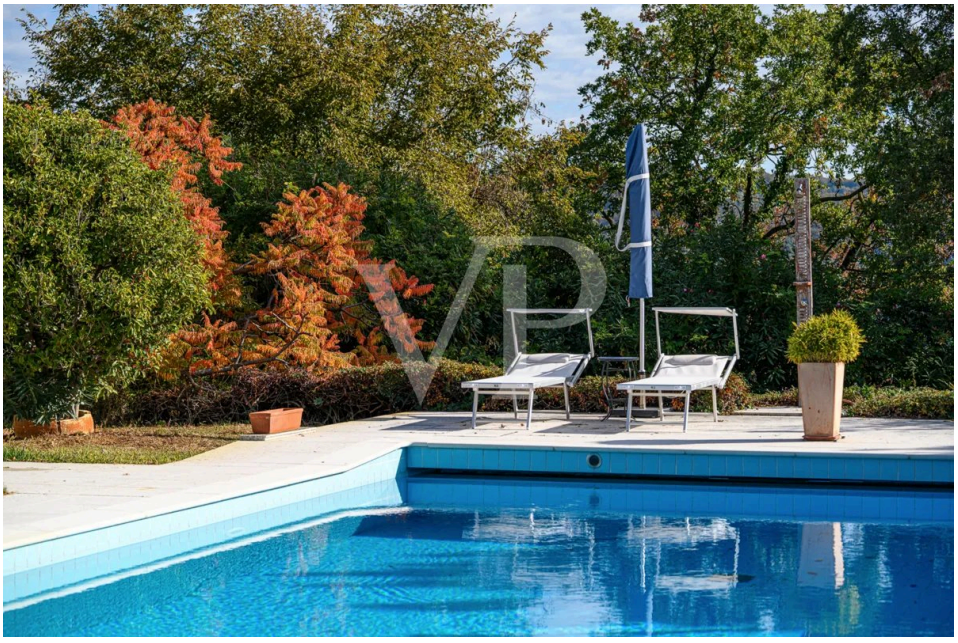




Property ID: IT263552044 - 36044 Val Liona

The property





Property ID: IT263552044 - 36044 Val Liona

The property





Property ID: IT263552044 - 36044 Val Liona

The property





Property ID: IT263552044 - 36044 Val Liona

The property

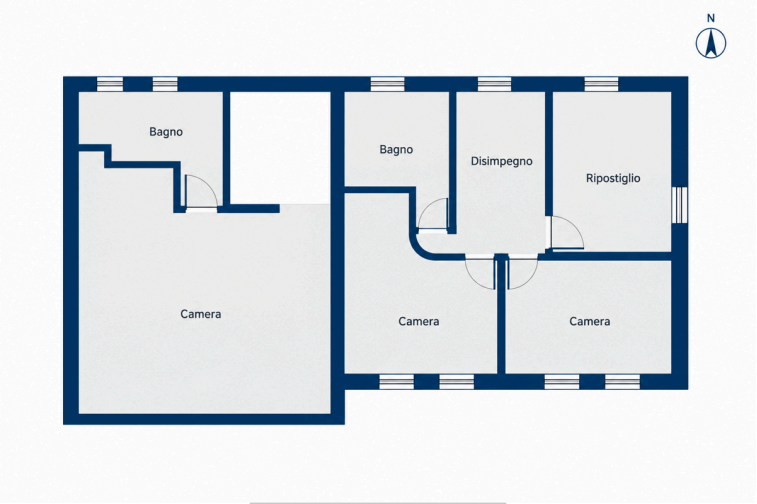


Property ID: IT263552044 - 36044 Val Liona

Floor plans

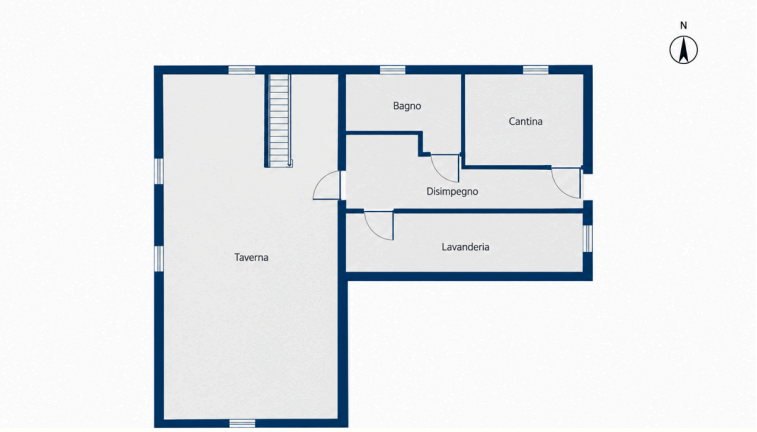






KI-generierter Grundriss – ausschließlich zur Veranschaulichung. Keine maßstabsgetreue oder verbindliche Planunterlage.





VON POLL
REAL ESTATE

AI-generated floor plan – for illustrative purposes only. Not to scale and not a legally binding floor plan.



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.

Property ID: IT263552044 - 36044 Val Liona

A first impression

In the Berici Hills, a home designed to faithfully replicate the proportions and materials of traditional farmhouses combines the character of rural architecture with contemporary comfort. The tiled roof, brick arches, and exposed wooden beams lend it a understated elegance. The south-facing orientation maximizes the light in the house and garden throughout the day.

On the ground floor, the spacious living room opens onto the garden and private pool through large arched windows. Adjacent to the living room, a second living area houses the dining room with a fireplace, while the kitchen is situated in an adjoining space. Two bathrooms and a storage closet complete the floor.

The upper level houses the sleeping quarters, featuring the master bedroom with an en suite bathroom, two additional bedrooms served by a second bathroom, and a storage closet. In the master bedroom, the hardwood floors, exposed beams, and painted wall decorations lend character to the space. On the lower level, a spacious basement lounge offers a space dedicated to entertaining, flanked by a wine cellar, a laundry room, and a bathroom. The home features a total of four bedrooms and five bathrooms.

The living room leads directly to the swimming pool, which offers views of the hills and includes a hot tub area. The private grounds, spanning nearly 3,500 m², surround the home and ensure privacy. The landscaping creates summer lounges and shaded corners, perfect for entertaining friends or enjoying the tranquility of the Berici Hills.

The property is rounded out by a double garage and numerous parking spaces, both covered and uncovered.

Property ID: IT263552044 - 36044 Val Liona

All about the location

Val Liona is a small town nestled in the heart of the Berici Hills, where forests, vineyards, and olive groves alternate along the slopes, reflecting the area's agricultural heritage. Trails wind through the greenery and open up to panoramic views, perfect for exploring on foot or by bike. The landscape invites you to spend more time outdoors, even if just for a stroll at the end of the day.

The tranquility of the hills is complemented by the convenience of being able to drive to the villages and towns of the Vicenza area, with their amenities and cultural offerings. It's a balance that makes Val Liona ideal both for those who wish to live permanently in the countryside and for those seeking a second home where they can spend weekends and vacations.

Living here means rediscovering the pleasure of daily life in close contact with nature, with the Berici trails just a short walk away and the city easily accessible.

Property ID: IT263552044 - 36044 Val Liona

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