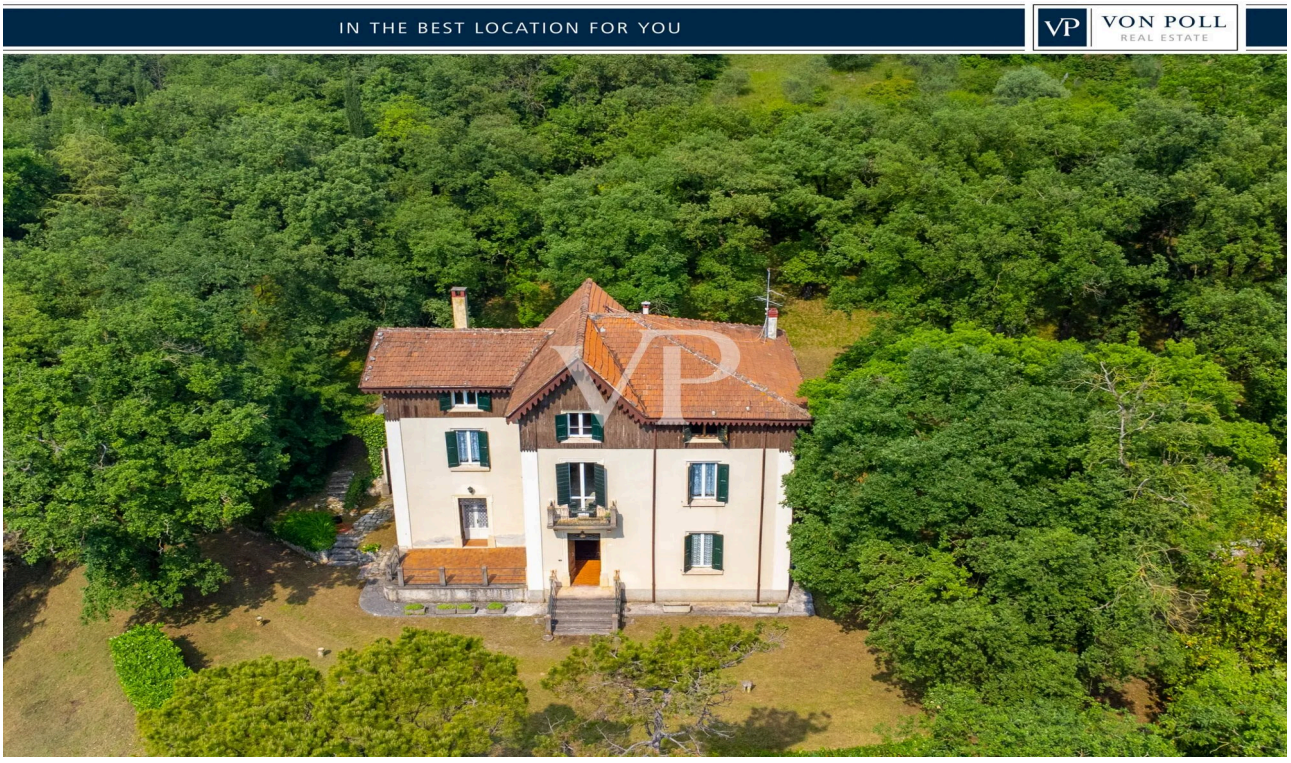
Grezzana

Liberty-Style Villa in the Park - Grezzana

Property ID: IT264153429



PURCHASE PRICE: 1.400.000 EUR • LIVING SPACE: ca. 550 m^2 • ROOMS: 6

Property ID: IT264153429 - 37023 Grezzana

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

Property ID: IT264153429 - 37023 Grezzana

At a glance

Property ID	IT264153429
Living Space	ca. 550 m²
Rooms	6
Bedrooms	5
Bathrooms	4
Year of construction	1900

Purchase Price	1.400.000 EUR
House	Single-family house / Detached house
Total Space	ca. 1320 m²
Condition of property	Well-maintained
Usable Space	ca. 550 m²
Equipment	Terrace, Fireplace

Property ID: IT264153429 - 37023 Grezzana

Energy Data

Type of heating	Single-storey heating system
Energy Source	Gas
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	380 kWh/m²a
Energy efficiency class	G

Property ID: IT264153429 - 37023 Grezzana

The property





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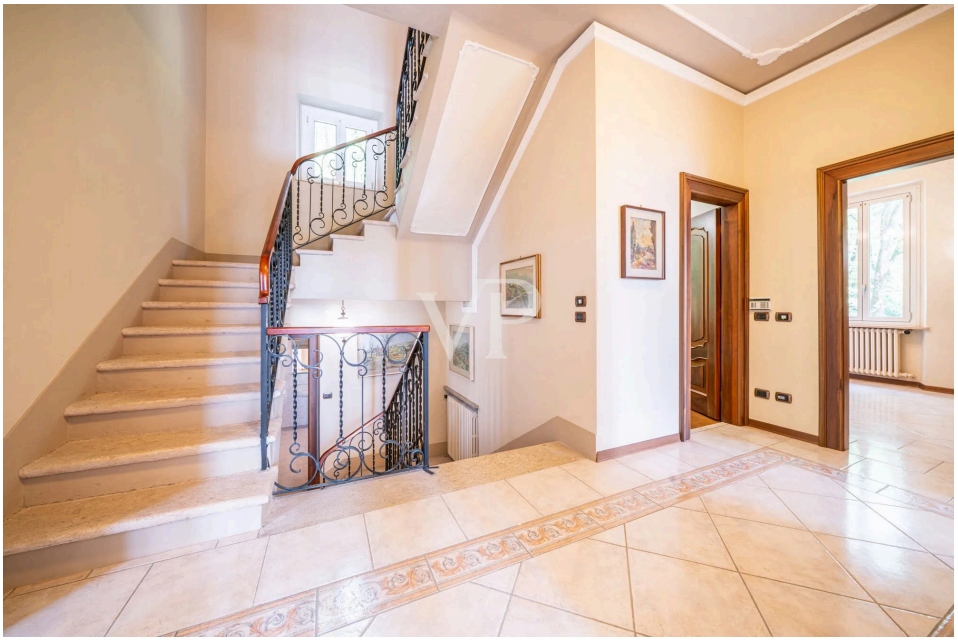




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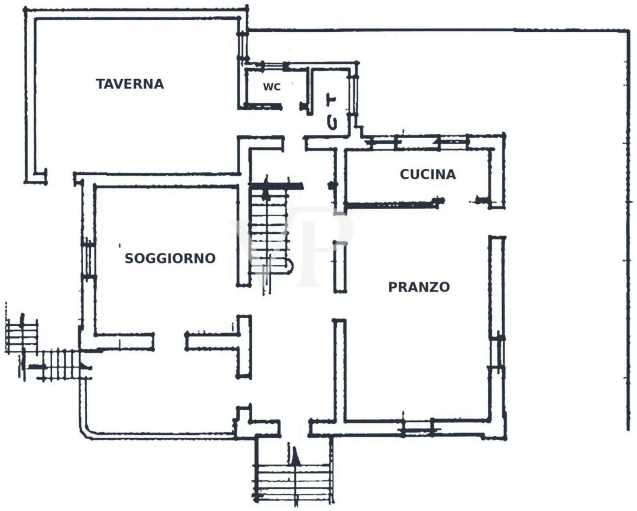


Property ID: IT264153429 - 37023 Grezzana

The property



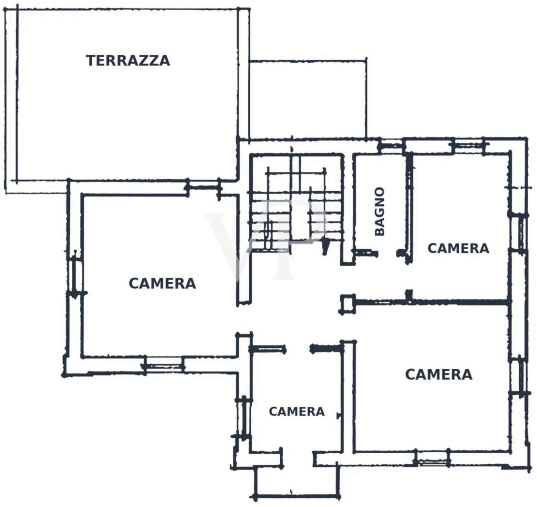
PIANO TERRA - RIALZATO



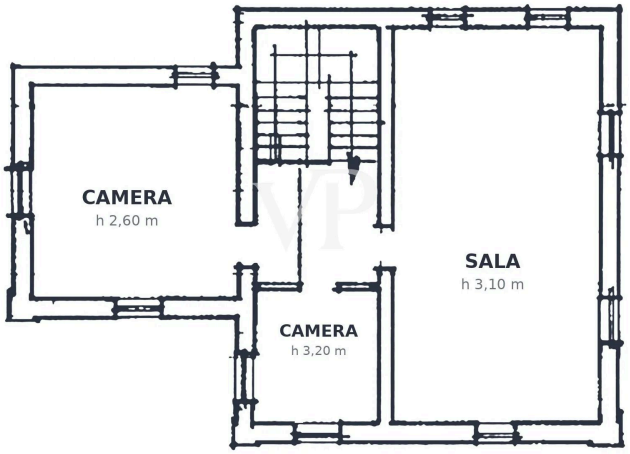
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The property

PIANO PRIMO h 3,00 m



PIANO SECONDO



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A first impression

A long, tree-lined driveway leads to the villa. The Art Nouveau-style house is located in the heart of Grezzana, within a private park spanning over 7,000 m² with oak trees and centuries-old plants, and offers views of the Valpantena mountains.

The villa spans approximately 550 m² across three levels. On the ground floor, a spacious entry hall leads to two large reception rooms and the kitchen. The first floor houses the sleeping quarters, with spacious bedrooms and bathrooms. On the top floor is a large living room with exposed beams, along with two spacious rooms and a bathroom: a space suitable for a study, library, or guest suite.

Outside, there are two panoramic terraces and a tavern carved into the rock, as well as a wine cellar, storage room, horse shed, and parking for five cars.

This is a rare property, suitable as a family residence, a representative home, or a high-end hospitality venture.

Technical Specifications

Living area: approx. 550 m²
Landscape: approx. 7,300 m²
Bedrooms: 5 · Bathrooms: 3+
Terraces: 2 (approx. 50 m²)
Storage: approx. 50 m² · Cellar · Basement
Parking spaces: 5
Condition: excellent · Partially furnished
Independent heating · Alarm system
Energy efficiency class: G (380 kWh/m² per year)

Property ID: IT264153429 - 37023 Grezzana

All about the location

The villa is located in Grezzana, in the heart of Valpantena, nestled in the greenery of a forest on the foothills leading up to Lessinia. It's a rare location: you can enjoy the peace and privacy of nature, surrounded by centuries-old trees and silence, yet the town center and its amenities are only about 1.5 km away.

Grezzana is a lively and well-served town, with schools, shops, pharmacies, and restaurants, in a valley known for the wines of Valpolicella Valpantena and its marble-working tradition. Verona is about 12 km away. The Borgo Trento Hospital and the Verona Est highway exit are just a few minutes' drive away, and Lake Garda is about 35 km away.

A historic home with Art Nouveau charm for those who wish to live surrounded by nature without sacrificing proximity to the city

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Contact partner

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