

**Brendola**

# New wonderful semi-detached villa in energy class A2

**Property ID: IT233551039**



[www.von-poll.com](http://www.von-poll.com)

**RENT PRICE: 2.800 EUR • LIVING SPACE: ca. 229 m<sup>2</sup> • ROOMS: 7.5**

**Property ID: IT233551039 - 36040 Brendola**

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

**Property ID: IT233551039 - 36040 Brendola**

## At a glance

Property ID	IT233551039	Rent price	2.800 EUR
Living Space	ca. 229 m <sup>2</sup>	Total Space	ca. 236 m <sup>2</sup>
Rooms	7.5	Condition of property	Modernised
Bedrooms	4	Usable Space	ca. 236 m <sup>2</sup>
Bathrooms	3	Equipment	Fireplace
Year of construction	1940		

**Property ID: IT233551039 - 36040 Brendola**

## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Year of construction according to energy certificate	2022
Power Source	Gas		

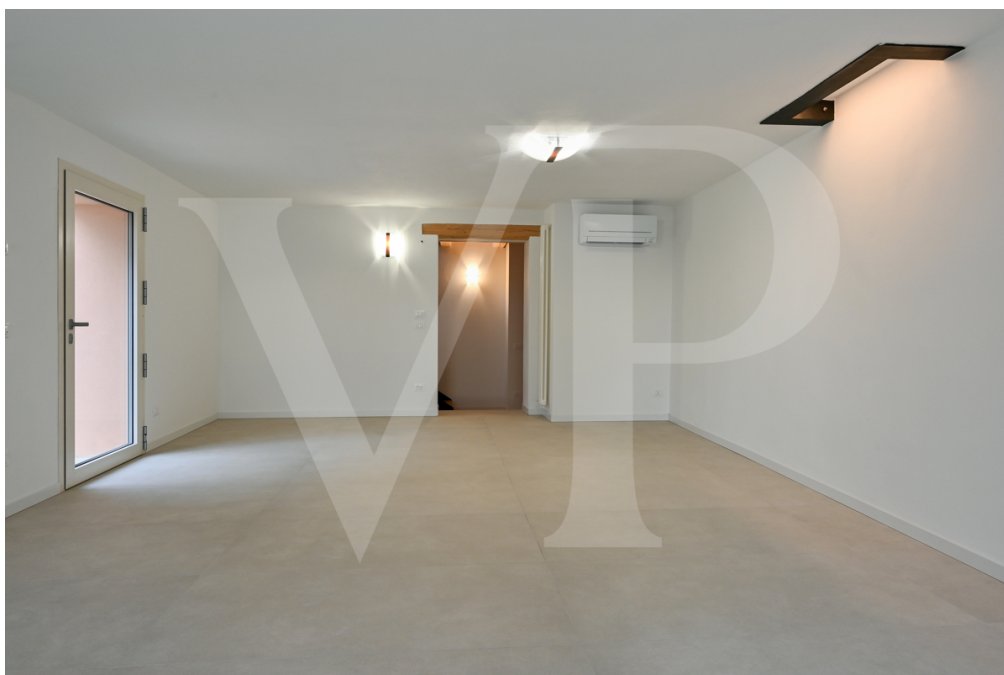
Property ID: IT233551039 - 36040 Brendola

## The property



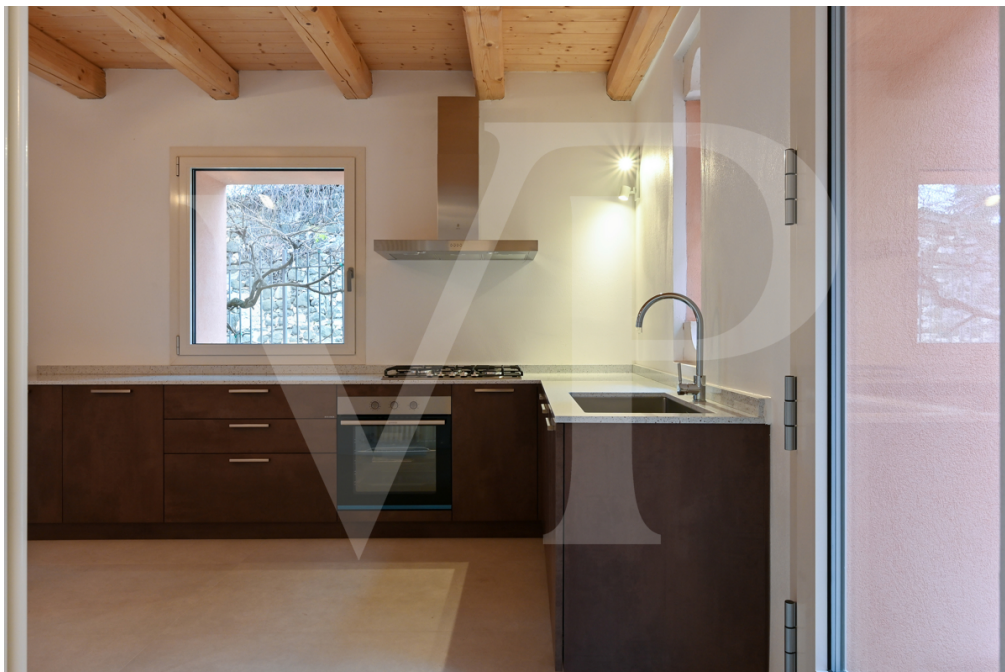
Property ID: IT233551039 - 36040 Brendola

## The property



Property ID: IT233551039 - 36040 Brendola

## The property



Property ID: IT233551039 - 36040 Brendola

## The property



Property ID: IT233551039 - 36040 Brendola

## The property



Property ID: IT233551039 - 36040 Brendola

## The property



Property ID: IT233551039 - 36040 Brendola

## The property



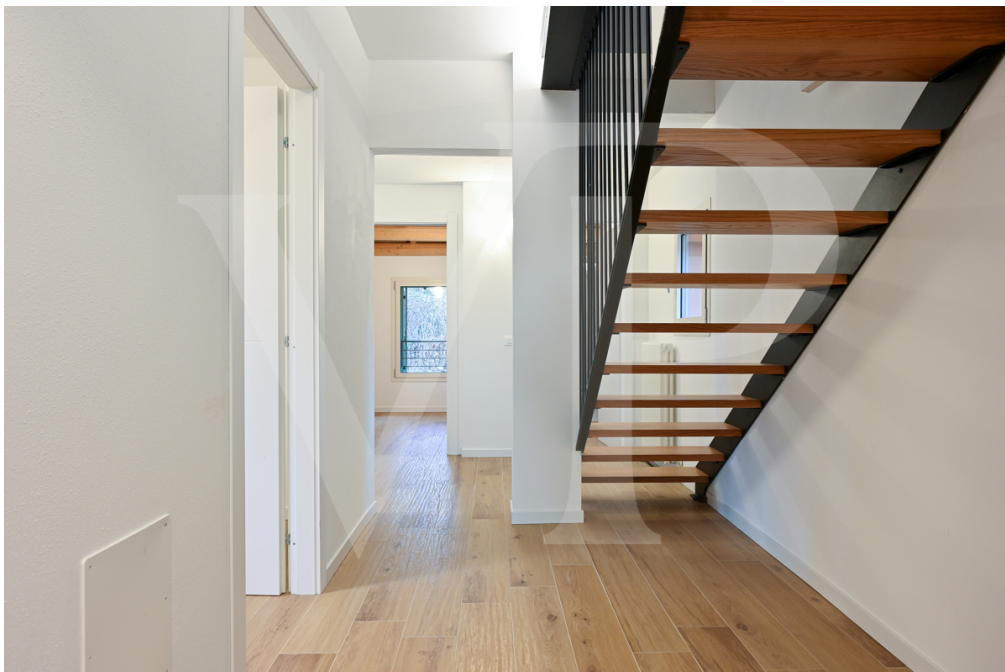
Property ID: IT233551039 - 36040 Brendola

## The property



Property ID: IT233551039 - 36040 Brendola

## The property



Property ID: IT233551039 - 36040 Brendola

## The property



Property ID: IT233551039 - 36040 Brendola

## The property



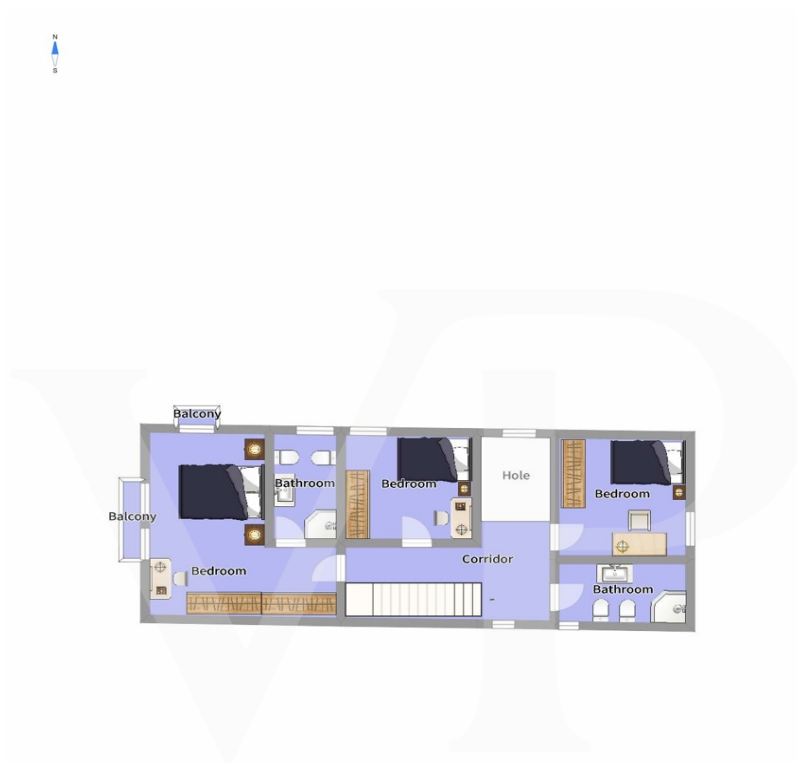
Property ID: IT233551039 - 36040 Brendola

## The property



Property ID: IT233551039 - 36040 Brendola

## Floor plans



1° Floor



## 2° Floor



## Main Floor

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: IT233551039 - 36040 Brendola**

## A first impression

The charm of the contrast between the old and the modern are perfectly combined in this charming historic home, completely renovated to new with taste and attention to detail.

A dwelling of large spaces with a wonderful view thanks to its privileged position along the hillside of high Brendola, and overlooking like a large natural terrace on the Berici hills.

The Villa consists on the ground floor of a large living room in which the windows overlooking the balcony characterized by the arches of the ancient facade of the dwelling dominate. In the separate kitchen, modern and equipped with all appliances, the ancient stone fireplace dominates the scene.

Completing the spaces of the living area is a convenient entrance hallway.

The central modern wooden staircase, leads to the first floor, where there is a wonderful master bedroom of generous size, with a private bathroom and two additional bedrooms with a bathroom serving both.

On the top attic floor an additional bedroom with a private bathroom.

**Property ID: IT233551039 - 36040 Brendola**

## Details of amenities

Energy-efficient housing in energy efficiency A2, completely renovated to new in 2022.

Air conditioning in all rooms.

Large private courtyard area in front of the dwelling and private garden with tall trees.

**Property ID: IT233551039 - 36040 Brendola**

## All about the location

The house is located at the foot of the historic village of Brendola, a stone's throw from the Church of St. Michael the Archangel and the "unfinished" Church. From this magical place there is a wonderful view, and a quietness typical of other times.

All the town's services can be reached in two minutes by car or for the more sporty with a pleasant walk along the slopes of the hill on which the hamlet is located.

The city of Vicenza is also easily reached thanks to the convenient Montecchio highway exit: the Ederle and Del Din barracks are therefore only about 20 minutes away.

**Property ID: IT233551039 - 36040 Brendola**

## 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](mailto:vicenza@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)