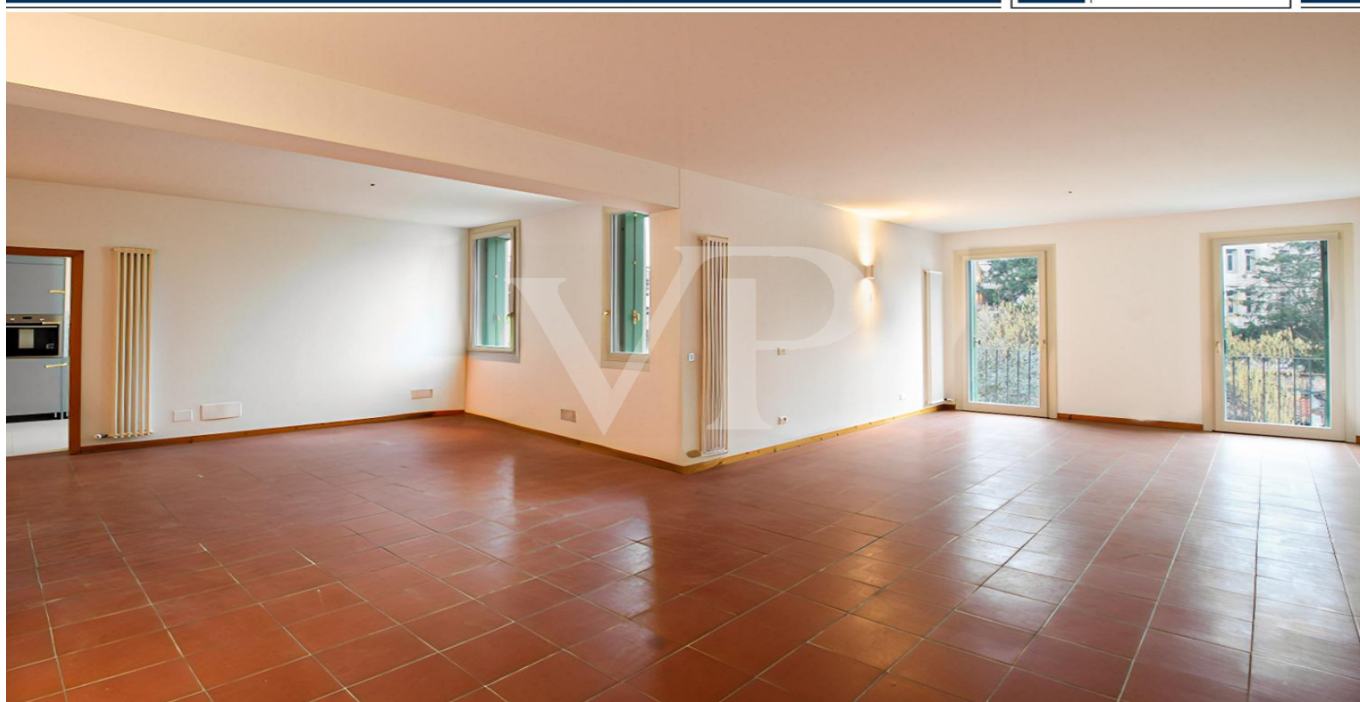


Vicenza - Vicenza (VI)

## Spacious and elegant three-room apartment in the historic center outside the ZTL

Property ID: IT253551527



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RENT PRICE: 2.350 EUR • ROOMS: 9.5

**Property ID: IT253551527 - 36100 Vicenza - Vicenza (VI)**

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Property ID: IT253551527 - 36100 Vicenza - Vicenza (VI)

## At a glance

|                      |             |                       |                        |
|----------------------|-------------|-----------------------|------------------------|
| Property ID          | IT253551527 | Rent price            | 2.350 EUR              |
| Floor                | 2           | Total Space           | ca. 208 m <sup>2</sup> |
| Rooms                | 9.5         | Condition of property | Modernised             |
| Bedrooms             | 3           |                       |                        |
| Bathrooms            | 3           |                       |                        |
| Year of construction | 1850        |                       |                        |

Property ID: IT253551527 - 36100 Vicenza - Vicenza (VI)

## Energy Data

|                    |   |                                 |      |
|--------------------|---|---------------------------------|------|
| Power Source       | Gas   | Year of construction            | 2025 |
| Energy information | At the time of preparing the document, no energy certificate was available. | according to energy certificate |      |

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## The property



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## **A first impression**

Located in the prestigious Contrà Pedemuro San Biagio, just steps from Vicenza's beating heart but just outside the restricted traffic zone, this elegant apartment perfectly combines the charm of the historic center with the convenience of easy access.

The recently renovated property offers spacious, well-distributed rooms designed to ensure maximum living comfort. The modern and bright eat-in kitchen opens onto a large living area that is the heart of the apartment, ideal for hosting moments of conviviality.

The sleeping area consists of three spacious bedrooms, perfect to meet the needs of families, guests or to create multifunctional environments. There are two full bathrooms, one with shower and one with bathtub, as well as a practical guest toilet. A convenient laundry room completes the functionality of the property.

The apartment stands out for its strategic proximity to the main U.S. barracks in Vicenza, Ederle and Del Din, making it particularly attractive for professionals or families related to this reality.

A unique opportunity to experience the city of Vicenza in a refined and comfortable space, surrounded by its historical beauty and with the convenience of all services at your fingertips.

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## **Details of amenities**

**New kitchen**

**New high-efficiency windows and doors**

**Air conditioning in living and sleeping areas**

**Elevator**

**Option of 1 or 2 parking spaces within private court, available with surplus payment of €.  
150.00 each per month.**

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## **All about the location**

**Close to the beginning of the ZTL, this apartment is an ideal solution for those who want to experience the historic city center without giving up anything.**

**In fact, the location in the historic heart of Vicenza represents the best way to enjoy already from outside the front door, all the pleasures of the sparkling city life, starting in the morning with a good cappuccino at the bar, to finish the evening sipping fine wines in the most fashionable clubs of the city.**

**Finally, the neighboring presence of numerous public parking lots also allows easy mobility for guests.**

**The American barracks Del Din and Ederle are both easily reached in less than 10 minutes by car, or even by bicycle during the warm season.**

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## Contact partner

**For further information, please contact your contact person:**

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*To the Disclaimer of von Poll Immobilien GmbH*

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