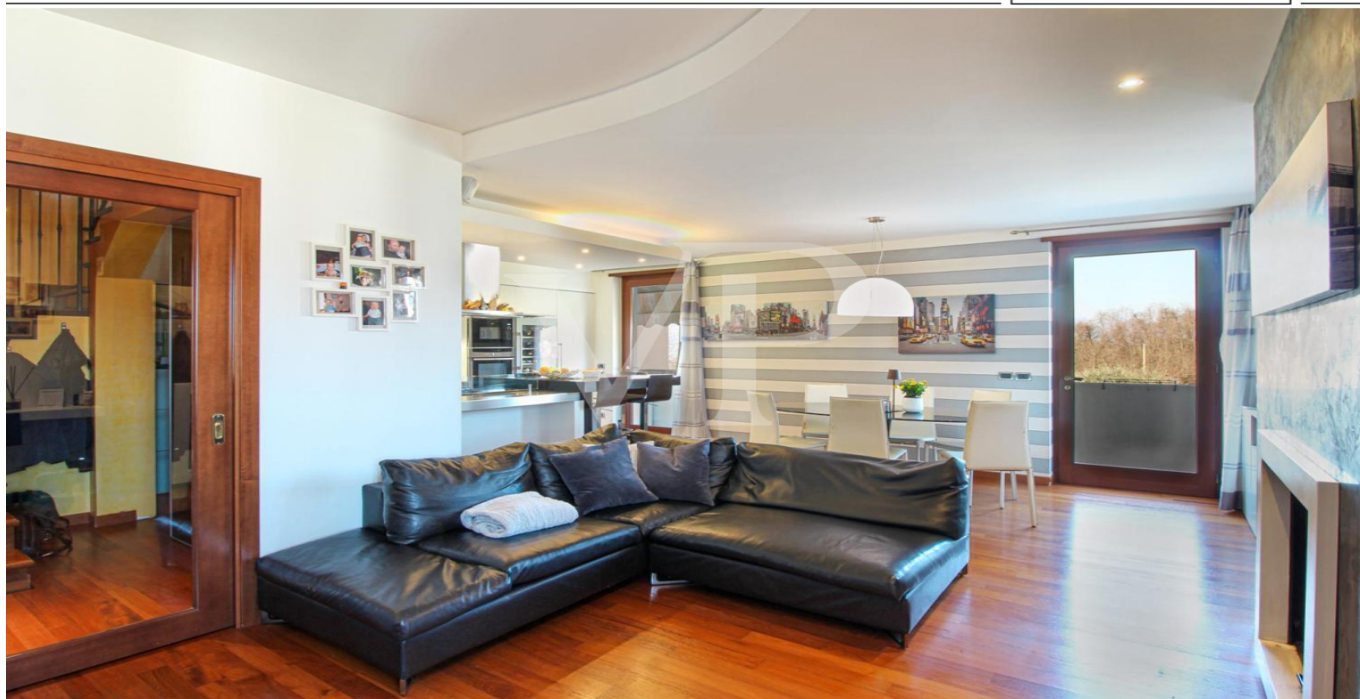


Fara Vicentino

## Elegant apartment with tavern

Property ID: IT243551484



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

PURCHASE PRICE: 190.000 EUR • LIVING SPACE: ca. 155 m<sup>2</sup> • ROOMS: 6

Property ID: IT243551484 - 36030 Fara Vicentino

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Property ID: IT243551484 - 36030 Fara Vicentino

## At a glance

Property ID	IT243551484	Purchase Price	190.000 EUR
Living Space	ca. 155 m²	Total Space	ca. 121 m²
Rooms	6	Construction method	Solid
Bedrooms	1	Usable Space	ca. 155 m²
Bathrooms	2	Equipment	Terrace, Guest WC, Fireplace, Garden / shared use
Year of construction	2007		

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## Energy Data

Type of heating	Stove
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.



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## The property



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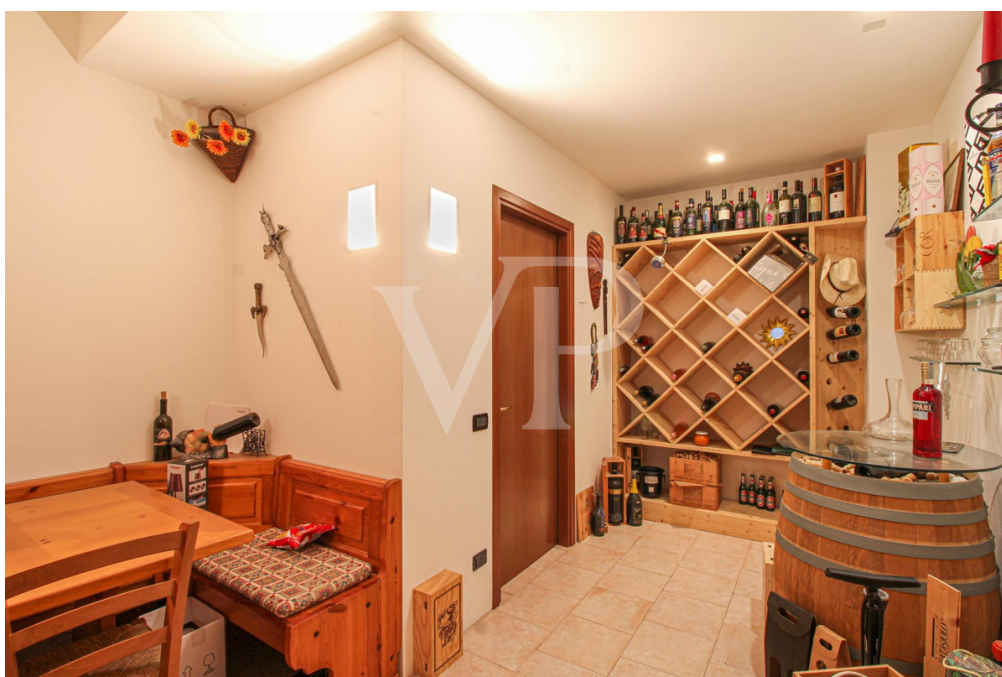
## The property





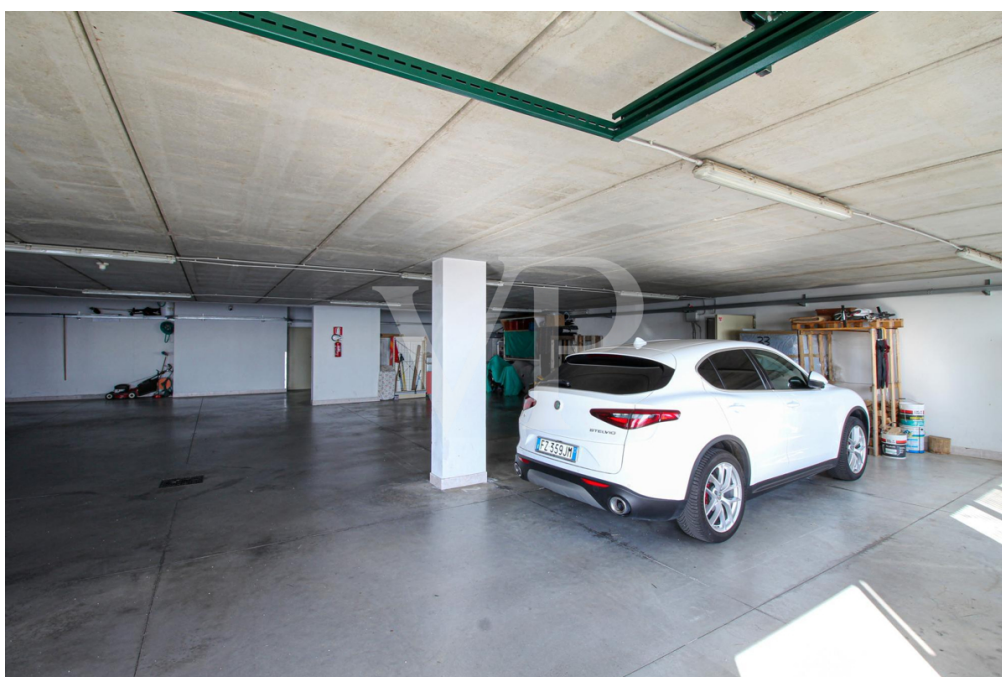
Property ID: IT243551484 - 36030 Fara Vicentino

## The property



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## The property



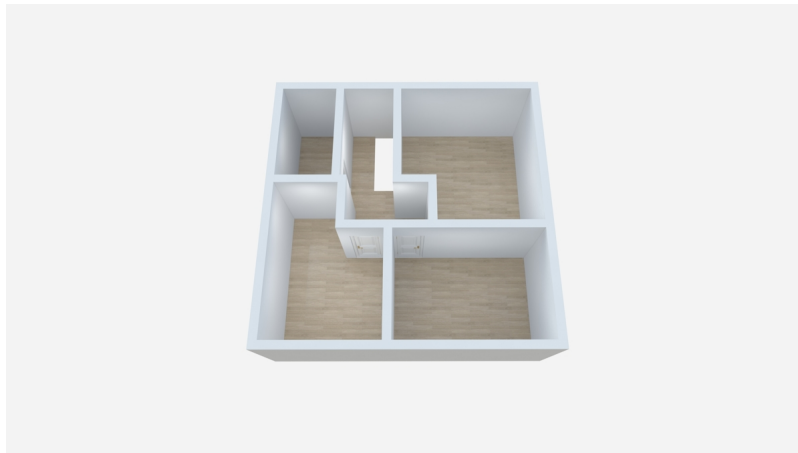
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## The property



Property ID: IT243551484 - 36030 Fara Vicentino

## Floor plans



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: IT243551484 - 36030 Fara Vicentino

## A first impression

For sale in San Giorgio di Perlana is an elegant duplex apartment, located on the first and second floors, perfect for those looking for a spacious, well-kept home with breathtaking panoramic views.

On the first level there is a large open-plan living area, where the living room, dining area and kitchen blend harmoniously, creating a cozy and bright environment. From here there is access to two small terraces, ideal for relaxing outdoors. Completing the spaces on this level is a large windowed bathroom with a bathtub and a dressing area. Going upstairs, three rooms and a second bathroom provide well-distributed and comfortable spaces for a family.

One of the highlights of this apartment is the well-kept basement tavern, perfect for convivial moments, thanks to the presence of an indoor barbecue. A handy laundry room and a private parking space in the condominium garage are also located here. A second parking space is available outside.

The interior is distinguished by fine finishes, including a wooden floor in excellent condition and details that give elegance and warmth to the environment. Living comfort is ensured by the fireplace, which allows heating the house without having to activate the traditional system, and the presence of air conditioning.

The apartment is sold fully furnished, ready to be lived in. Making this property even more exclusive is the wonderful condominium garden, from which there is a spectacular view; on clear days, the gaze can go as far as the Venetian lagoon.

If you are looking for a refined, cozy home with a prime location, this is an opportunity not to be missed.

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## Details of amenities

- Air conditioning
- Fireplace
- Electric shutters
- Armored door
- Video intercom
- Electric gate
- Double glazed windows

**Property ID: IT243551484 - 36030 Fara Vicentino**

## All about the location

San Giorgio di Perlena is a charming hamlet of Fara Vicentino, immersed in the tranquility of the Vicenza hills. Despite its collected size, it enjoys a particularly privileged location: in fact, its proximity to Breganze makes it possible to take advantage of all the amenities offered by this lively center, from commercial to administrative services.

What makes San Giorgio di Perlena a special place is undoubtedly its elevated position, which affords breathtaking views of the surrounding hills and, on clear days, even of the Venetian lagoon. This scenery, coupled with the exceptionally healthy air quality, makes this location an ideal setting for those seeking a serene and well-inhabited retreat, far from the hustle and bustle of the city but perfectly connected to the region's main destinations.

The landscape is characterized by rolling hillsides planted with vines, witnesses to the area's great winemaking tradition, with vineyards offering striking views in every season. This agricultural vocation helps to maintain an unspoiled natural environment, where the pace of life flows in harmony with nature.

San Giorgio di Perlena is also strategically located in terms of mobility. In addition to its proximity to the Breganze tollbooth of the Pedemontana Veneta superhighway, which provides quick access to the main cities and destinations in the Veneto region, the town is positioned along the road that climbs from the Vicenza plain to the Asiago Plateau. This makes it an ideal transit point for those wishing to easily reach mountain resorts, whether for winter tourism or summer excursions, without sacrificing the tranquility and services offered by the surrounding area.

Choosing to live in San Giorgio di Perlena means immersing yourself in an exclusive setting, where tranquility, enchanting landscapes and quality of life combine with efficient services and excellent connections to the rest of the region.



Property ID: IT243551484 - 36030 Fara Vicentino

## 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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