

Caorle

# TownHouse with exclusive view of the Marina

Property ID: IT253551634



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**PURCHASE PRICE: 598.000 EUR • LIVING SPACE: ca. 142 m<sup>2</sup>**

**Property ID: IT253551634 - 30021 Caorle**

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## At a glance

<b>Property ID</b>	<b>IT253551634</b>	<b>Purchase Price</b>	<b>598.000 EUR</b>
<b>Living Space</b>	<b>ca. 142 m<sup>2</sup></b>	<b>House</b>	<b>Mid-terrace house</b>
<b>Bedrooms</b>	<b>3</b>	<b>Total Space</b>	<b>ca. 172 m<sup>2</sup></b>
<b>Bathrooms</b>	<b>3</b>		
<b>Year of construction</b>	<b>1992</b>		

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## 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.

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## **A first impression**

**In the heart of charming Caorle, pearl of the Upper Adriatic, we offer for sale a refined terraced villa set in a private and quiet context, directly overlooking the prestigious Darsena dell'Orologio.**

**Arranged on three levels, the dwelling enjoys a privileged position with direct view on the marina, giving enchanting glimpses since the living room, where the natural brightness blends with the marine atmosphere. The well-maintained and private dock front garden becomes a relaxing oasis, perfect for those who love tranquility and wish to experience moments of conviviality outdoors, perhaps sipping a coffee while watching the boats sway lightly.**

**The separate entrance leads to a ground floor where we find a cozy living area, with living room and eat-in kitchen opening onto the outdoor patio. On the second floor is the sleeping area, consisting of a master bedroom overlooking the harbor and en suite bathroom, a second bedroom, hallway and an additional windowed bathroom.**

**The top floor, private and versatile, offers a third bedroom with en suite bathroom and a large sun terrace, ideal for guests or to make an independent space for smart working.**

**The property is complemented by custom-made closets, well-kept finishes and well-distributed spaces, able to meet the needs of a resident family or those looking for a fine summer residence, a few steps from the sea but away from the hustle and bustle.**

**The beach can be reached in just a few minutes on foot, while the historic center of Caorle-with its restaurants, stores and picturesque alleys-is conveniently accessible.**

**A unique opportunity to experience Caorle in an exclusive way, amid comfort, privacy and breathtaking views.**

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## **Details of amenities**

**Generously sized double garage**

**Air conditioning**

**Private garden overlooking the dock**

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## **All about the location**

**Caorle, not coincidentally referred to as Little Venice is capable of winning anyone over with its colorful old town, Venetian glimpses and long golden beaches.**

**Here, life flows slowly and relaxed, between strolls along the waterfront, local markets and dinners overlooking the sea.**

**The Darsena dell'Orologio, an elegant marina, is the beating heart of an exclusive residential area, where comfort and tranquility blend with a unique marine atmosphere.**

**Living in Caorle means choosing a serene pace of life, without giving up services, culture and proximity to Venice and Treviso.**

**It is the ideal place for those looking for a second home by the sea or a valuable investment, in a location that maintains charm, hospitality and strong tourist appeal over time.**

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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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