

Montecchio Precalcino

# Class A4 head terraced house with garden

Property ID: IT253551719



**PURCHASE PRICE: 310.000 EUR • LIVING SPACE: ca. 117 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 215 m<sup>2</sup>**

**Property ID: IT253551719 - 36030 Montecchio Precalcino**

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## At a glance

Property ID	IT253551719	Purchase Price	310.000 EUR
Living Space	ca. 117 m <sup>2</sup>	Commission	3
Rooms	5	Total Space	ca. 129 m <sup>2</sup>
Bedrooms	2	Condition of property	Like new
Bathrooms	1	Construction method	Solid
Year of construction	2020	Usable Space	ca. 145 m <sup>2</sup>
Type of parking	1 x Car port	Equipment	Terrace, Garden / shared use

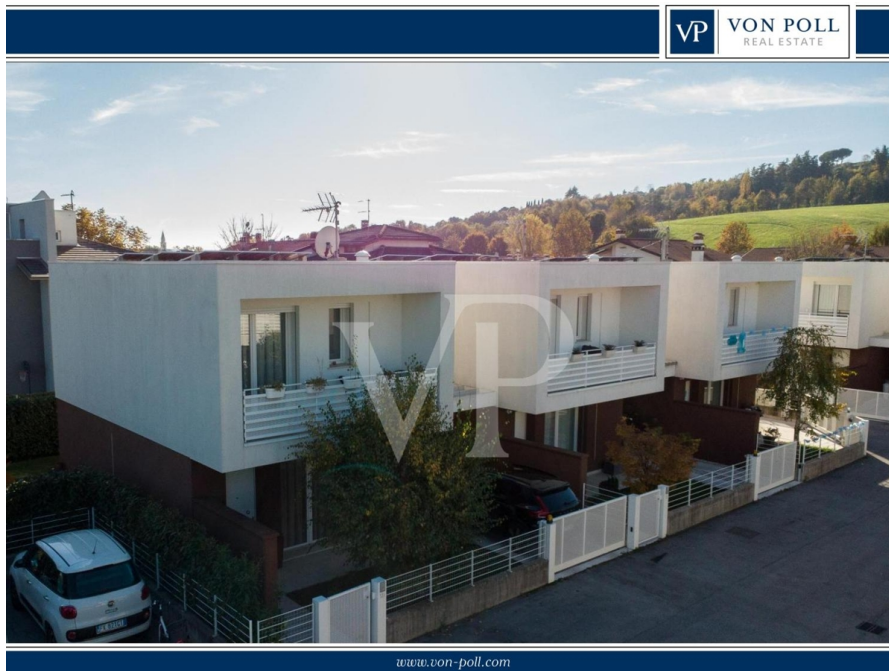
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## Energy Data

Type of heating	Underfloor heating	Year of construction according to energy certificate	2020
Energy Source	Solar		
Energy certificate valid until	12.03.2025		
Energy information	At the time of preparing the document, no energy certificate was available.		

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## A first impression

In a modern and private residential context built in 2020 in Montecchio Precalcino, we propose an elegant townhouse with exclusive garden that embraces three sides of the house. The residence, well-kept and exclusive in character, offers tranquility and privacy, elements that contribute to further increase the value of this property, while maintaining a strategic location close to all the services of the town.

The villetta stands out for its contemporary lines, bright rooms, and state-of-the-art technical equipment, ensuring living comfort and maximum energy efficiency in class A4.

On the ground floor the entrance introduces into a refined open space where living room, kitchen and living room merge into a single cozy and functional environment, enhanced by two large windows located on opposite sides that give natural light throughout the day and directly overlook the private garden. Also on this level there is a convenient laundry room, a practical basement for storage use and the exclusive uncovered parking space.

The sleeping area, on the first floor, offers a generously sized master bedroom with walk-in closet and private terrace, a second room ideal as a small bedroom, a large windowed bathroom with large shower and an additional room perfect as a study or smart working space.

Quality finishes, thermal insulation and photovoltaic system complete the picture, ensuring energy savings and daily well-being. A modern, efficient solution located in a convenient but rightly secluded location, ideal for those seeking comfort and privacy without sacrificing proximity to services.

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## Details of amenities

Photovoltaic system  
storage battery  
thermal coat  
double-glazed windows and doors  
air conditioning  
underfloor heating  
garden  
pompeian

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## All about the location

Montecchio Precalcino, in the province of Vicenza, is a town characterized by a serene and familiar atmosphere, ideal for those who want to live in a quiet setting without giving up the convenience of services. In fact, the town offers all the main daily necessities: schools, stores, sports facilities, green areas and proximity services that make it particularly suitable for families and those looking for a welcoming and well-organized environment.

The location is strategic: the town is a short distance from the towns of Thiene and Dueville, which are rich in additional services and opportunities, and also allows easy access to Vicenza, the provincial capital. Mobility is a strong point thanks to the proximity of the Valdastico highway exit and the Nuova Pedemontana Veneta, which allow quick travel to all major directions in the region.

The area is also served by numerous public transportation lines, which connect Montecchio Precalcino to neighboring municipalities and major urban areas, making daily travel easy and convenient even without a car.

A quiet, well-served and perfectly connected place, ideal for those who want a high quality of life in an orderly and family-friendly residential setting.

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## Contact partner

For further information, please contact your contact person:

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