

Schio

## Elegant renovated building in the center

Property ID: IT253551696



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**PURCHASE PRICE: 530.000 EUR • LIVING SPACE: ca. 398 m<sup>2</sup> • ROOMS: 5**

**Property ID: IT253551696 - 36015 Schio**

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## At a glance

<b>Property ID</b>	<b>IT253551696</b>	<b>Purchase Price</b>	<b>530.000 EUR</b>
<b>Living Space</b>	<b>ca. 398 m<sup>2</sup></b>	<b>House</b>	<b>Multi-occupancy house / multi-family home</b>
<b>Rooms</b>	<b>5</b>	<b>Commission</b>	<b>4</b>
<b>Bedrooms</b>	<b>4</b>	<b>Total Space</b>	<b>ca. 365 m<sup>2</sup></b>
<b>Bathrooms</b>	<b>5</b>	<b>Condition of property</b>	<b>Like new</b>
<b>Year of construction</b>	<b>2006</b>	<b>Construction method</b>	<b>Solid</b>
<b>Type of parking</b>	<b>1 x Car port</b>	<b>Equipment</b>	<b>Guest WC</b>

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Year of construction according to energy certificate	2020
Energy certificate valid until	17.09.2030		
Power Source	Gas		

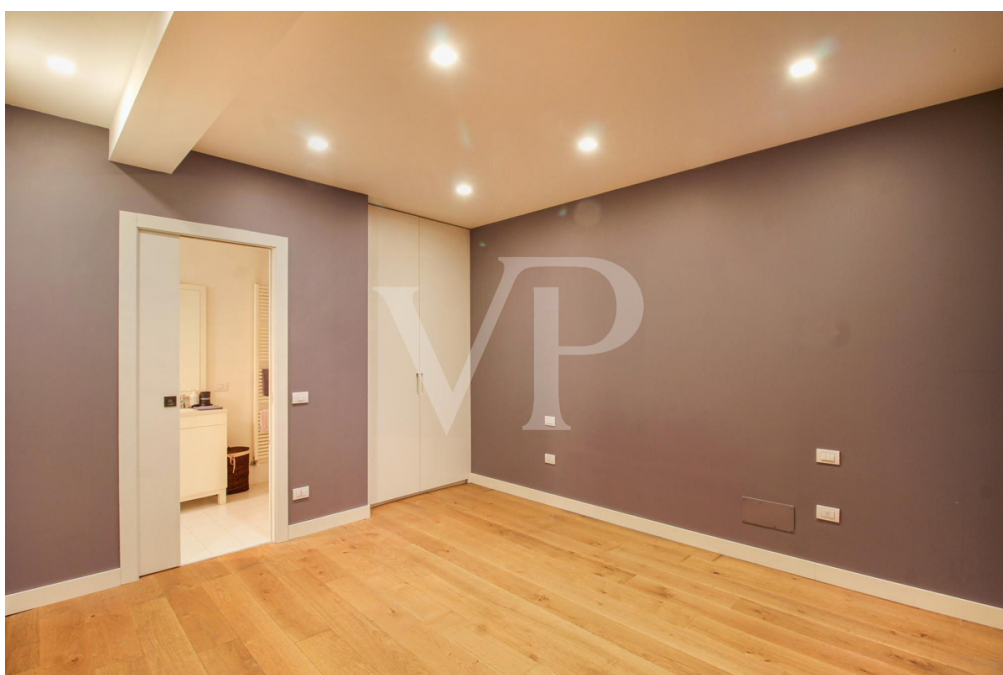
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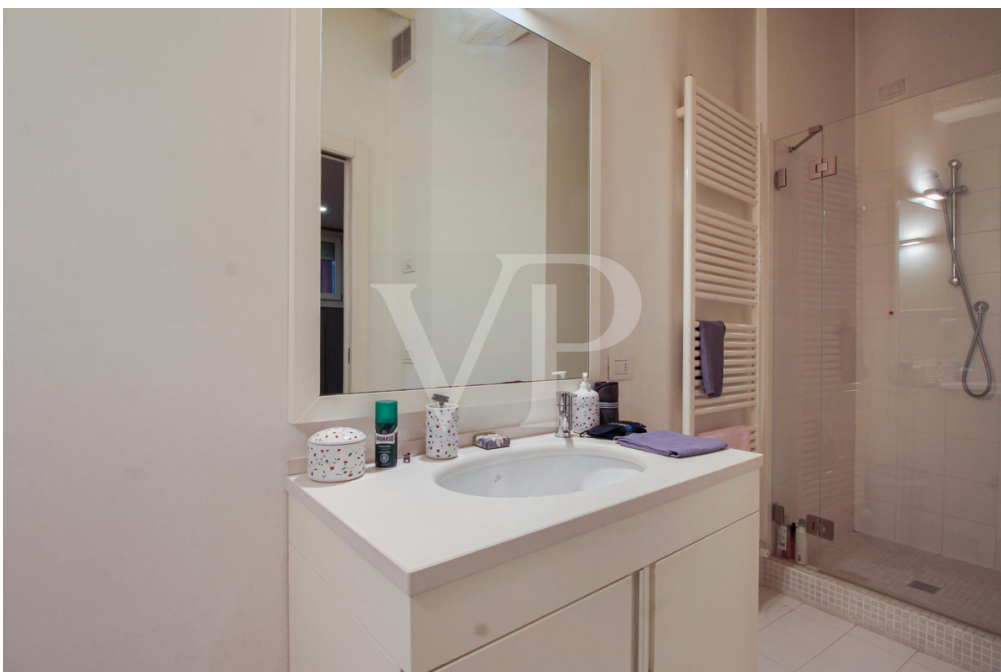
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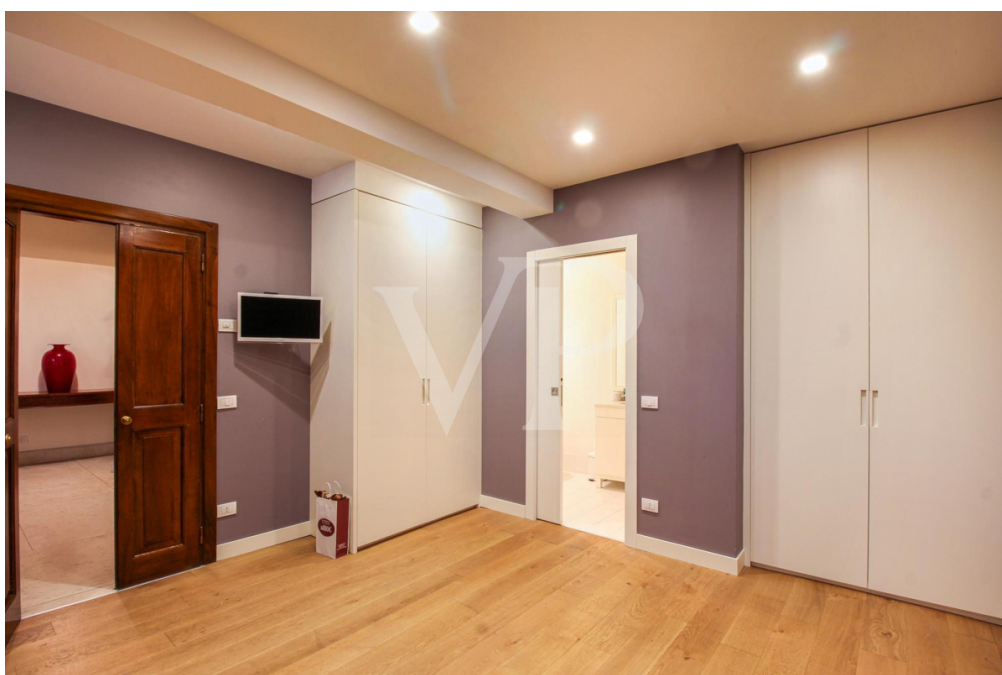
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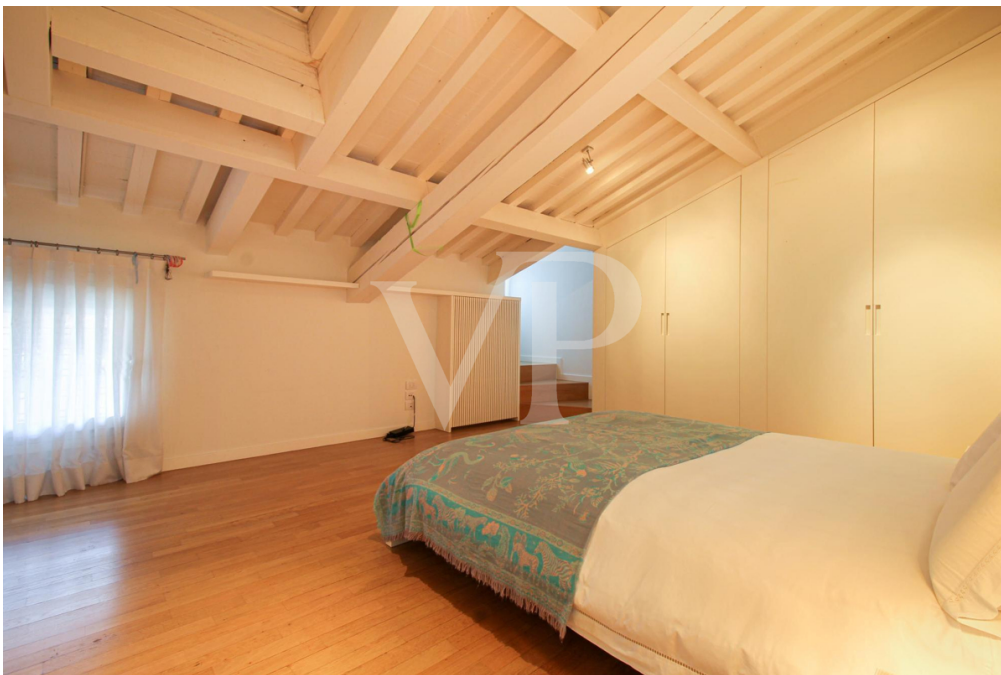
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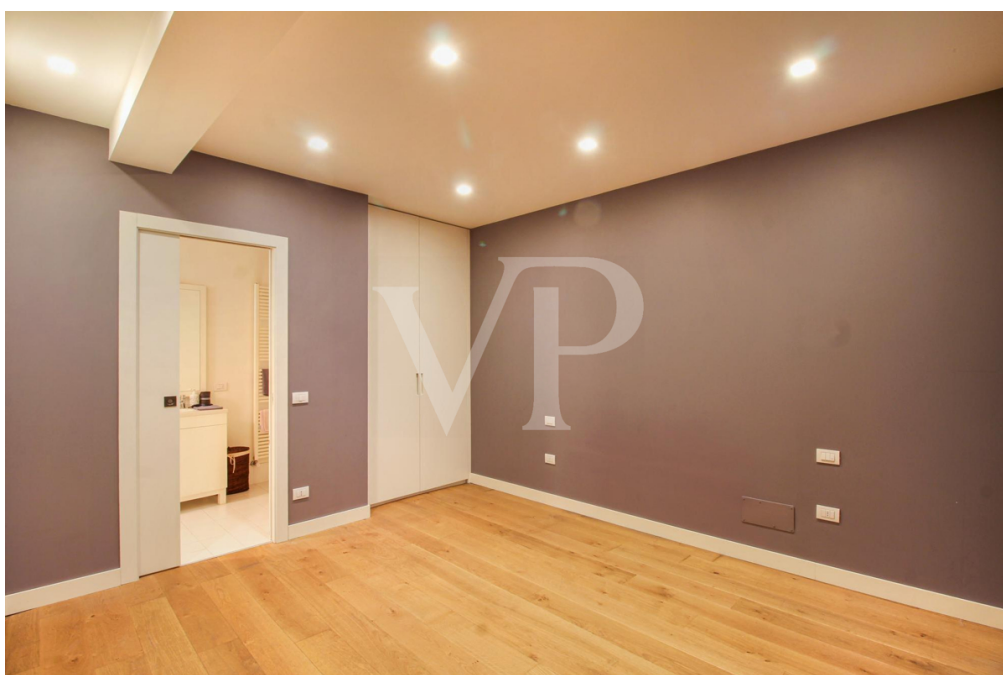
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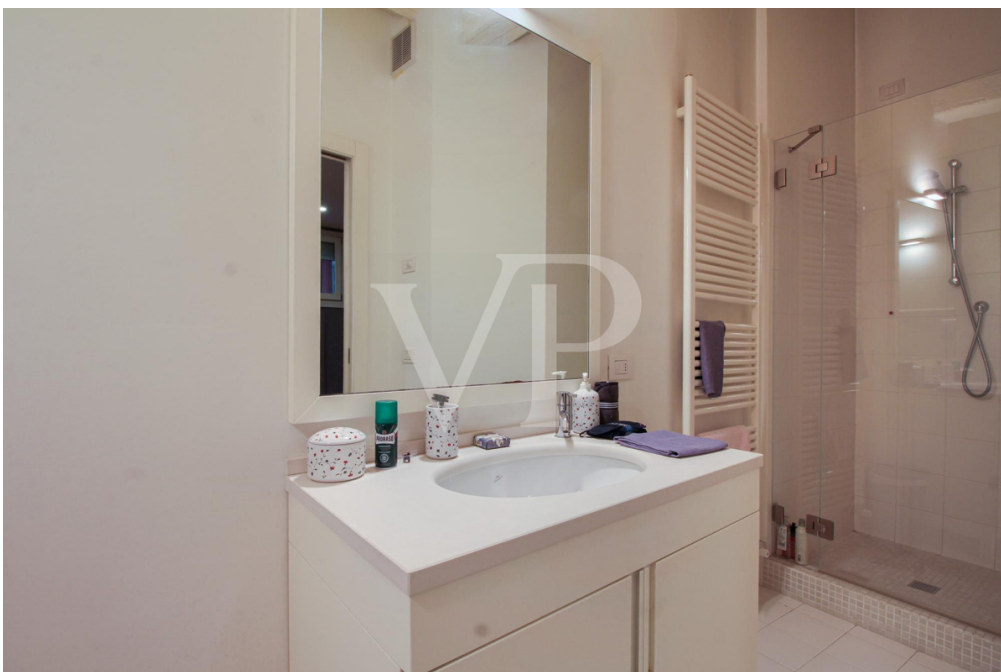
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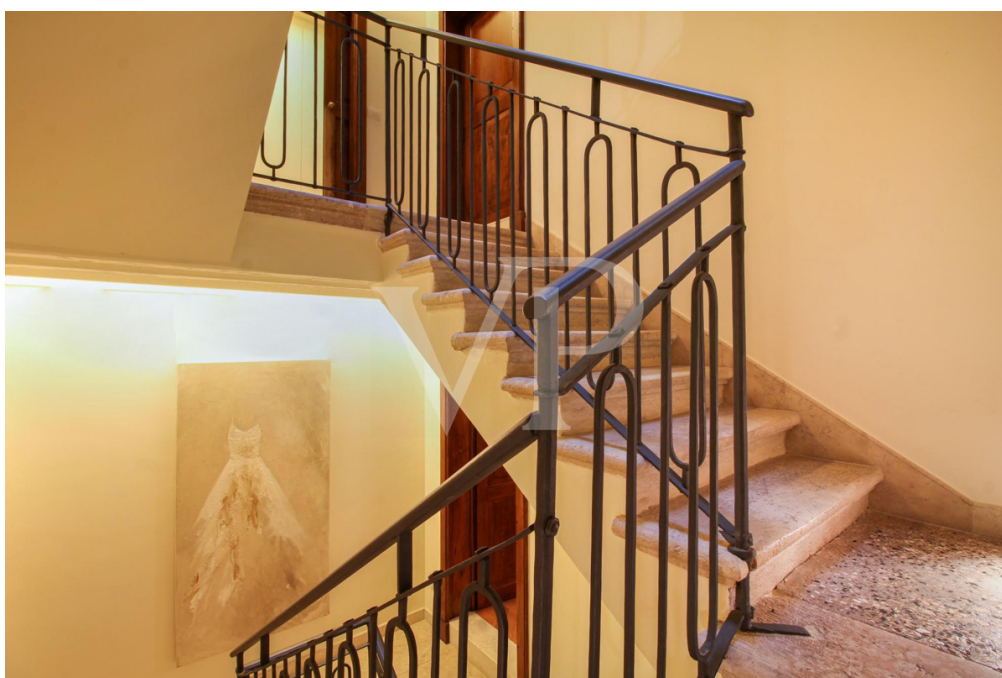
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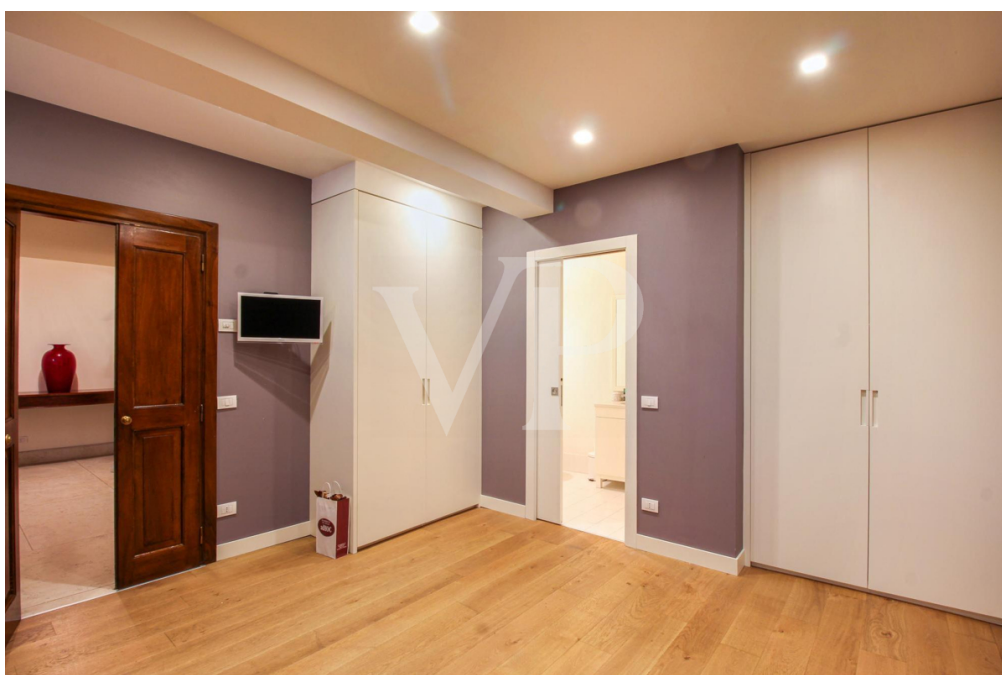
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## **A first impression**

In the heart of the historic center of Schio, along the main street, stands this prestigious building that has been completely renovated and transformed into a unique residence, characterized by elegance, attention to detail and finishes of the highest level. Originally consisting of two separate units, today the dwelling is presented as a single prestigious residence, furnished with fine furniture and modern amenities that enhance its comfort and refinement.

The entrance opens onto a welcoming atrium from which one enters a versatile room, complete with an elegant bathroom with shower: an ideal space as a professional studio or guest room. From here one also reaches the charming original wine cellar, characterized by exposed brick ceilings, perfect as a storage room or as an atmospheric tasting area. Also from the entrance is the historic local stone staircase, finely restored and enriched with an elegant wrought-iron handrail, leading to the upper floors.

On the second floor is the main living area, consisting of a refined living room with a fireplace, a neat living room with built-in cupboards and a lovely little balcony on the main street, and a modern kitchen furnished with high-quality steel elements. Next, a cozy living room-library and a bathroom complete the level, making the spaces harmonious and perfect for daily living and conviviality.

The second floor houses an additional sitting room and two large double bedrooms, enhanced by a scenic closet room divided into two separate rooms, completely made with custom-made furniture. Here there are also two bathrooms, the laundry room and a charming room dedicated to the Jacuzzi, from which there is direct access to the outdoor terrace. This floor also has a separate entrance, an element that adds great functionality to the property.

The third attic floor gives rooms of great atmosphere, with two well-kept rooms complete with private bathrooms and a relaxation area with a glazed ceiling and large panoramic windows that offer striking views of the surrounding landscape, giving brightness and a unique charm to the top level.

An exclusive property, rare on the market, which combines the historicity of downtown Schio with the modernity of the most advanced amenities, offering an ideal representative home for those seeking elegance, space and high quality living.

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## **All about the location**

Schio, located in the northern part of the province of Vicenza, is a city rich in history, services and opportunities, able to offer a high quality of life to families, professionals and those seeking a lively but well-organized environment. Known as the "Manchester of Italy" for its important industrial past, Schio still retains a valuable architectural and cultural heritage, with historic buildings, theaters, parks, and urban spaces that are well cared for and always lived in.

The city is equipped with all essential and advanced services: schools of all levels, hospital, sports facilities, cultural centers, large green areas, stores, restaurants and a welcoming commercial network that make it ideal for a comfortable and complete daily life.

From the point of view of mobility, Schio enjoys a strategic location: the presence of the railway station and an efficient bus terminal guarantees fast connections to Vicenza, Thiene and the main towns in the region. In addition, the road network is well developed and provides convenient access to major routes, including the Valdastico and Pedemontana Veneta, facilitating travel for both work and leisure.

An economically dynamic city, thanks to a solid and innovative productive fabric, Schio combines the tranquility of a center on a human scale with the advantages of a modern and well-connected reality. An ideal place to live, grow and work, where history blends with the present in a lively, safe environment full of opportunities.

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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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