

Castegnero / Villaganzerla

# Villa storica con ampio potenziale edificatorio nel cuore di Villaganzerla

*Property ID: IT19355126*



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**PURCHASE PRICE: 199.000 EUR • LIVING SPACE: ca. 368 m<sup>2</sup> • ROOMS: 11 • LAND AREA: 1.560 m<sup>2</sup>**

**Property ID: IT19355126 - 36020 Castegnero / Villaganzerla**

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## At a glance

Property ID	IT19355126	Purchase Price	199.000 EUR
Living Space	ca. 368 m <sup>2</sup>	Total Space	ca. 481 m <sup>2</sup>
Rooms	11	Condition of property	Needs renovation
Bedrooms	4	Construction method	Solid
Bathrooms	3	Usable Space	ca. 553 m <sup>2</sup>
Year of construction	1900		

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## Energy Data

Energy Certificate    Energy demand  
certificate

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## The property



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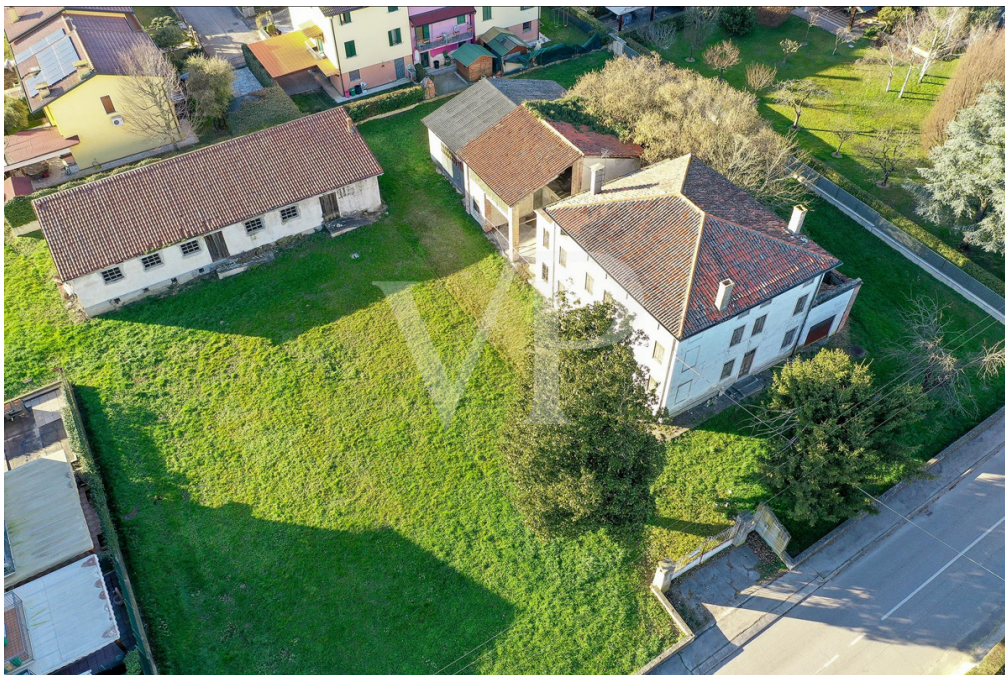
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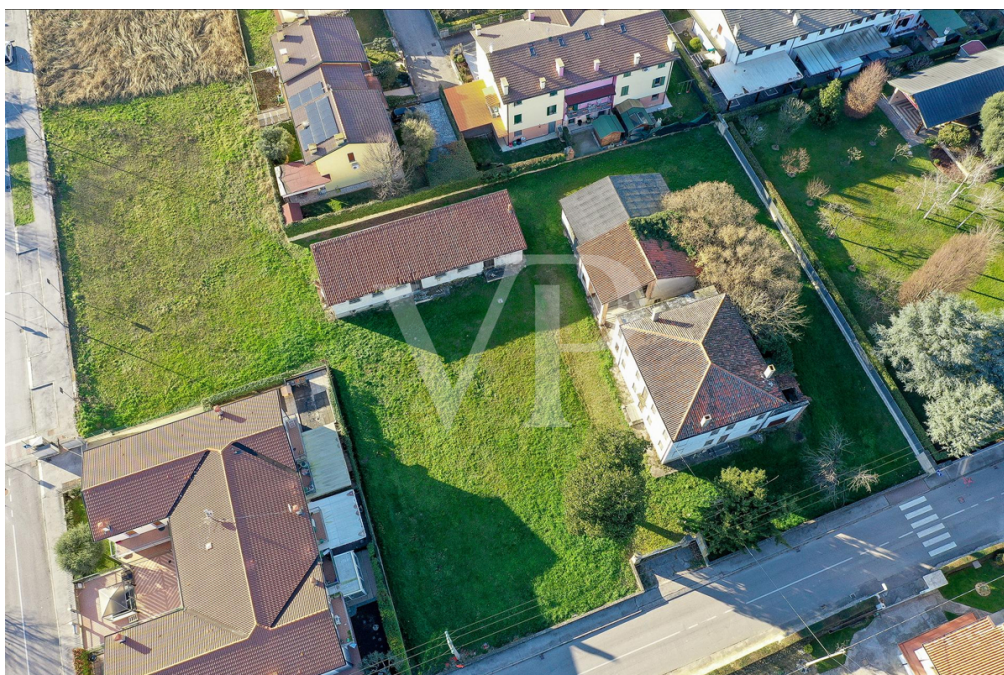
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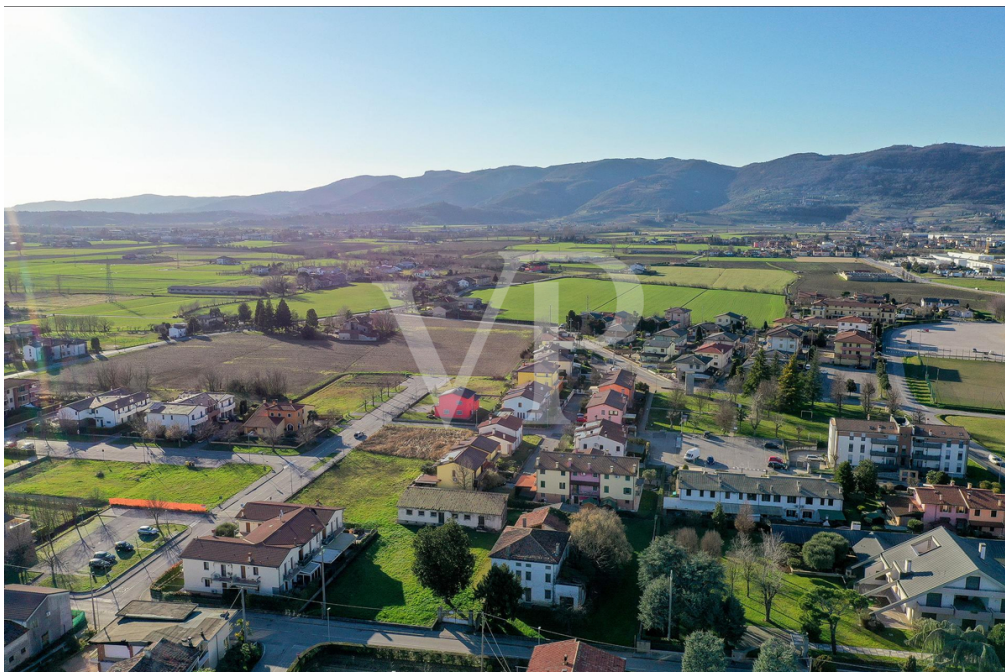
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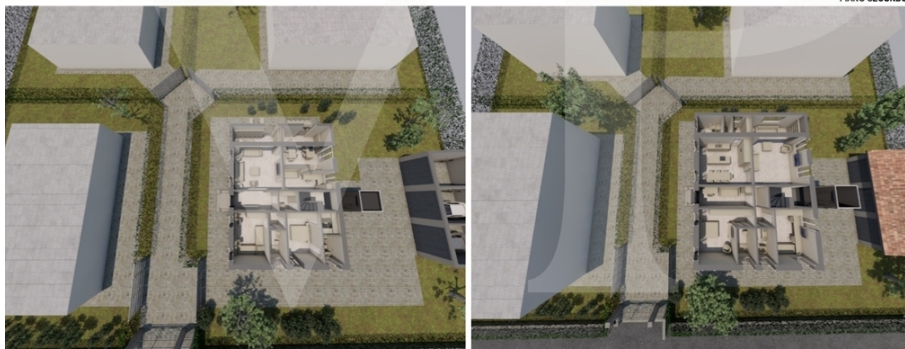


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PIANO SECONDO

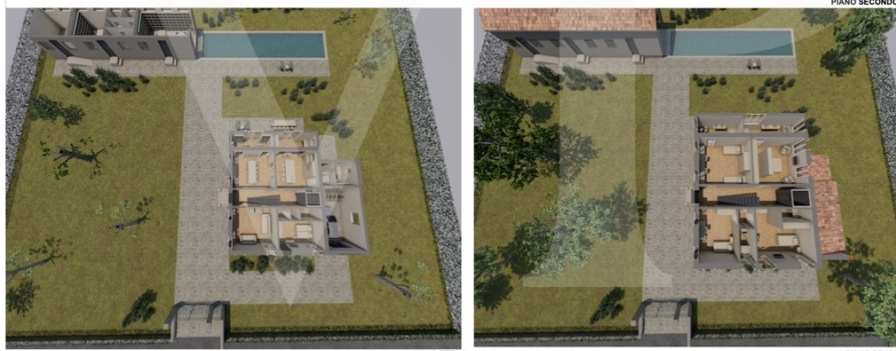


PIANO TERRA

PIANO PRIMO



PIANO SECONDO



PIANO TERRA

PIANO PRIMO

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## A first impression

The real estate proposal is structured around the main body of the Villa whose original construction dates back to the early 1900s, flanked by an accessory building for storage use of more than 200 square meters, a volume that can be converted and relocated to a more functional location, ideal for the creation of a modern living solution or service spaces.

In its current configuration, the Villa is developed as follows:

Ground floor: large kitchen, dining room, living room, study, bathroom, cellar, garage and laundry room.

First floor: four double bedrooms and two bathrooms.

Second floor: large attic with heights such that it can be converted into living space.

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## Details of amenities

Main lot: about 1,500 sq m of building land

Total buildable volume: about 2,900 cubic meters

It is also possible to purchase, at a premium, an adjacent building lot of about 1,300 sq m, with additional building volume of about 2,500 cu m.

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## All about the location

The property is located in the center of Villaganzerla, a hamlet of the municipality of Castegnero (VI), about 15 km from Vicenza.

The area is particularly appreciated for its tranquility, the scenic setting of the Berici and Euganean Hills and, nowadays, for its excellent road accessibility, thanks to the recent extension of the A31 highway, which allows fast and smooth connections with Vicenza and the main economic and logistic poles, avoiding urban traffic.

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## Other information

The property lends itself to multiple enhancement scenarios, including:

Renovation of the Villa for the creation of a prestigious residence with swimming pool, with possible accessory spaces (storage, offices or professional studio) ideal for those who wish to reconcile home and business in a private setting.

Real estate transaction with fractionation of the main Villa into 2 or 3 apartments;

Restoration of the main building with three residential units, flanked in the optional lot, by the construction of a new building consisting of townhouses or apartments, maximizing the entire available cubage.

A rare proposal, combining location, volume and design flexibility, ideal for both private use and for investors and real estate operators.

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## Contact partner

For further information, please contact your contact person:

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