

Caldogno

# Villa with pool and private garden in Caldogno

*Property ID: IT263551817*



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**RENT PRICE: 3.500 EUR • LIVING SPACE: ca. 159 m<sup>2</sup>**

**Property ID: IT263551817 - 36030 Caldogno**

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## At a glance

|                      |                        |
|----------------------|------------------------|
| Property ID          | IT263551817            |
| Living Space         | ca. 159 m <sup>2</sup> |
| Bedrooms             | 4                      |
| Bathrooms            | 3                      |
| Year of construction | 2018                   |

|             |                        |
|-------------|------------------------|
| Rent price  | 3.500 EUR              |
| House       | Villa                  |
| Total Space | ca. 185 m <sup>2</sup> |



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## The property





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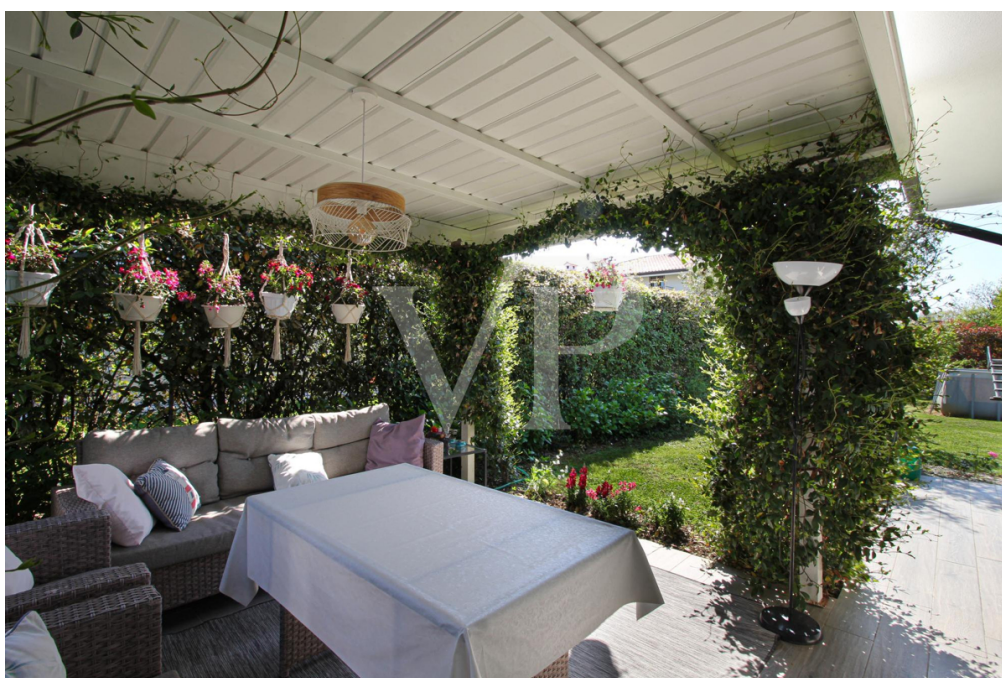
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## A first impression

Modern single villa with large private garden and above-ground swimming pool, set in a quiet and private residential context, ideal for those who want to live in an elegant, functional and surrounded by greenery.

The property is developed on two levels above ground, plus garage and accessory spaces, and is surrounded by a generous exclusive courtyard perfectly maintained, embellished with ornamental olive trees, relaxation areas and a pleasant outdoor area with a large above-ground pool, ideal for fully enjoy the summer season in total privacy.

Access to the villa is through a large paved open space that leads to the house, characterized by contemporary architectural lines and modern finishes. The interiors are distinguished by brightness, distributional rationality and excellent state of maintenance.

On the ground floor is the living area, consisting of an elegant living room of generous size, enhanced by large openings to the garden, and a modern eat-in kitchen with central island, perfectly integrated in a convivial and refined environment. On the same level there is also a windowed bathroom, a separate laundry room and a versatile room that can be used as a bedroom, study or multifunctional room. Completing the floor is a second functional kitchen with space for outdoor living and two covered loggias, ideal for outdoor dining and moments of relaxation.

The sleeping area, located on the first floor, houses two additional spacious double bedrooms, an elegant bathroom and a panoramic loggia with open views of the surrounding greenery, capable of providing a pleasant continuity between indoors and outdoors.

The interiors present a contemporary and refined style: modern flooring, beautifully designed bathrooms, cozy living area and air-conditioned rooms designed to ensure maximum living comfort. The villa also has a private garage and accessory rooms connected to the house.

Particularly striking is the covered outdoor area, completely surrounded by greenery, organized as an outdoor living room and perfect for receiving guests or living moments of tranquility throughout the year.

An ideal solution for families seeking independence, livable outdoor spaces and a modern home ready to live in, in a residential context reserved but convenient to the main services.



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## **Details of amenities**

**Photovoltaic system**

**Air conditioning**

**Thermal insulation**

**Above ground pool of generous size**

**Automated gate**

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## All about the location

The villa is located in the municipality of Caldogno, one of the most popular residential locations in the Vicenza hinterland, particularly sought after for its balance of tranquility, quality of life and proximity to the city of Vicenza.

Caldogno is characterized by a green and orderly context, with prevalence of single villas, detached houses and good residential areas, immersed in the Venetian countryside but at the same time perfectly connected to the main services, schools, commercial activities and communication routes.

One of the most interesting aspects of the location is its strategic proximity to the American military bases in Vicenza. In fact, the property is particularly convenient to both the Del Din Barracks and the Ederle Barracks, an element that also makes the area highly appreciated by international clientele and U.S. personnel relocated to the city for work purposes.

The distance to the Del Din Barracks is about 10 to 15 minutes by car, making travel extremely quick and convenient. Ederle Barracks is also easily reached in about 15-20 minutes, depending on traffic.

This location therefore allows people to live in a much more private and green setting than the city, without sacrificing the convenience of quick access to Vicenza's historic center, major thoroughfares, and U.S. military installations.

The area is also particularly appreciated by those who want homes with gardens, privacy, and livable outdoor spaces, features that are now increasingly difficult to find in more central neighborhoods.



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## Contact partner

**For further information, please contact your contact person:**

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