Grandi Agenti Immobiliari Rete D'Impresa
Vicolo San Matteo, 2, - 37100 Verona (VR)
0458036579

Single House for sale in Verona
€ 998.000
Ref. MNG10VER



440 sq.m. | Bathrooms: 6 | Bedrooms: 5 | Rooms: 9

TOTAL LIBERTY 1000 M FROM THE ARENA: MAGNIFICENT TERRACED HOUSE

A ten-minute walk from Piazza Bra and a one-minute drive from the city center's ring roads, we offer a splendid and authentic Art Nouveau villa, originally from the 1920s, completely renovated in the 1990s in loft style with important structural interventions such as IPE steel beams (double "T") and "wood-reinforced concrete" slabs, in a harmonious and fascinating mix of history and cutting-edge building engineering.

SPACE FOR YOUR DESIRES - With a living area of approximately 450 square meters spread across four levels, the villa stands out for its exceptional living flexibility. The spaces were designed to accommodate the most demanding of reception needs.

TWO RESIDENCES IN ONE - The property lends itself magnificently both as a prestigious single-family residence and as a refined semi-detached solution, thanks to two separate units of approximately 200 square meters each, with separate entrances and independent systems.

COMFORT FROM THE BASEMENT TO THE ATTIC - A private internal elevator serves every floor, from the basement to the attic, ensuring complete usability and the most current standards of quality living, in a historical context of unique and unrepeatable value and flavor.

TO EACH HIS OWN - The home boasts five bedrooms and six bathrooms, ensuring privacy for every member of the family or guests.

CHARMING AND CONVIVIAL SPACES - The basement is dedicated to the pleasure of leisure or—why not?—smart working, featuring a large tavern with a fireplace that evokes a warm and welcoming atmosphere, complemented by a functional laundry room and a wine cellar for enthusiasts and connoisseurs. The attic level reveals a habitable loft with an intimate and refined character.

THE PRIVILEGE OF THE OUTDOOR - The exclusivity continues outdoors, where the villa is embraced by a private courtyard and garden, a rare privilege in the city context. The spacious balconies and delightful panoramic roof terrace offer a breathtaking view of the other splendid Art Nouveau villas on the block, making it the ideal setting for open-air receptions or moments of absolute relaxation.

MULTIPLE VEHICLES UNDER SHELTER - This unique property includes a double garage and an additional single garage, providing convenient parking that's hard to find near the historic center.

CONCLUSIONS - An unparalleled investment and lifestyle opportunity, where the architectural elegance of a unique and unmistakable style meets the practicality of contemporary Verona.

Certification

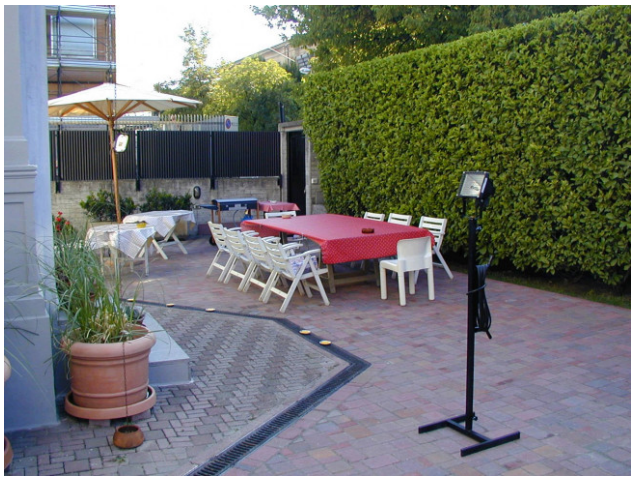
Energy Class: B

EPglnr: 39.57 kwh/□

Features

Code: MNG10VER	Reason: Sale
Categoria: Single House	Municipality: Verona
Total Square Meters: 440 sq.m.	Bedrooms: 5
Bathrooms: 6	Rooms: 9
State of Preservation: Good	Heating: Heating
Lift: Yes	Balconies: Present
Terrace: Present	Kitchen: Exposed Kitchen
Box: Triple	Cellar
Fireplace	

















Grandi Agenti Immobiliari Rete D'Impresa
Vicolo San Matteo, 2, - Verona (VR) - 0458036579
info@grandiagenti.it - https://www.dimoregentili.it/en
VAT 04278960234











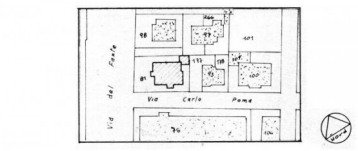


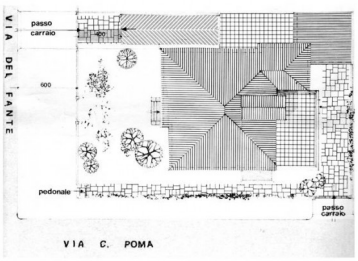


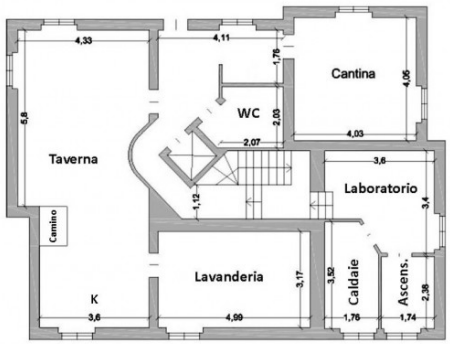


Grandi Agenti Immobiliari Rete D'Impresa
Vicolo San Matteo, 2, - Verona (VR) - 0458036579
info@grandiagenti.it - https://www.dimoregentili.it/en
VAT 04278960234





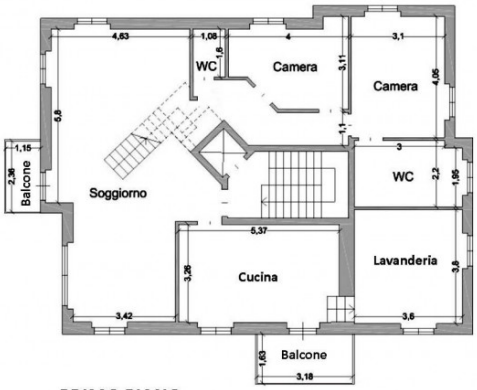




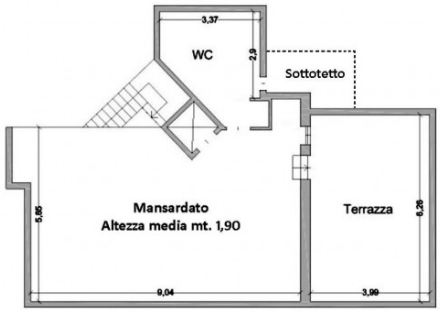
PIANO SEMINTERRATO



PIANO RIALZATO



PRIMO PIANO



PIANO MANSARDATO

Grandi Agenti Immobiliari Rete D'Impresa
Vicolo San Matteo, 2, - Verona (VR) - 0458036579
info@grandiagenti.it - https://www.dimoregentili.it/en
VAT 04278960234