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

Villa for sale in Vigasio
€ 610.000
Ref. MNG-VIGASIO



450 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 8

QUALITY LIVING 15 KM FROM PIAZZA BRA

Peace and relaxation as a way of life. In the quiet residential oasis of Viale delle Robinie in Vigasio, Dimore Gentili Luxury Real Estate is pleased to offer for sale a splendid detached single-family villa built in 2005 using green building techniques. Surrounded by greenery, it has an A1 energy rating and features a private internal elevator.
The property offers a total living area of over 400 sq m, with a private garden of almost 1,000 sq m (with the option to purchase an additional 1,200 sq m of adjacent land, suitable for development). A large garage can accommodate a couple of vehicles, and possibly a motorcycle, bicycle, or garden tractor.

The villa is spread over three levels: ground floor, first floor, and basement. The ground floor includes another 90-square-meter apartment, with a separate entrance and registered as a separate unit, connected and integrated with the rest of the residence.

This luxurious residence comprises a total of 8 rooms, including a living room, dining room, eat-in kitchen, large study, 3

(or 4) bedrooms, another large study (or fourth bedroom), as well as 4 bathrooms, a laundry room, 3 terraces, a walk-in closet, 2 storage rooms, utility rooms, a small 2-column porch/canopy in front of the entrance from the front facade, a large 3-column porch/patio in front of the entrance from the rear facade, extending onto the large private park/garden, and also a triple garage at street level, a tavern/cellar/boiler room in the basement.

The current layout of this impressive residence features the following layout: the main entrance leads to a spacious open-plan living area, where the spacious living room (30.50 sq m) and dining room (16.67 sq m) are virtually separated by the impressive internal staircase and elevator. Also on the ground floor are a spacious study (13.30 sq m), a spacious and bright eat-in kitchen (29.21 sq m), a hallway leading to a bathroom with window, and a laundry room that directly connects to the nearly 42 sq m garage. A staircase from the garage leads to the large basement, complete with a tavern and boiler room. on the first floor, served by a lift, we find the master bedroom (22.06 m2) with a directly communicating en-suite bathroom (11.34 m2), a walk-in wardrobe, 2 storage rooms, one of which is accessible from the covered terrace, a spectacular living room/study or sumptuous fourth bedroom (26.95 m2), and two further double bedrooms, measuring 18.51 and 18.20 m2 respectively, with two bathrooms.

The property can include, upon request, custom-made furniture made by a renowned artisanal cabinetmaker.

A home of considerable architectural and real estate value, with all the credentials to ensure a leap in quality of life, every day and for decades to come.

Certification

Energy Class: A1	**EPglnr**: 85.76 kwh/□

Features

Code: MNG-VIGASIO	Reason: Sale
Categoria: Villa	Address: Viale delle Robinie, 1
Zip Code: 37068	Municipality: Vigasio
Total Square Meters: 450 sq.m.	Bedrooms: 4
Bathrooms: 4	Rooms: 8
State of Preservation: Excellent	Level: Multi-Storey
Total Floor: 2	Heating: Heating
Lift: Yes	Garden: Private, 1.000 sq.m.
Kitchen: Regular Kitchen	Box: Double
Cellar : 100 □	Fireplace

















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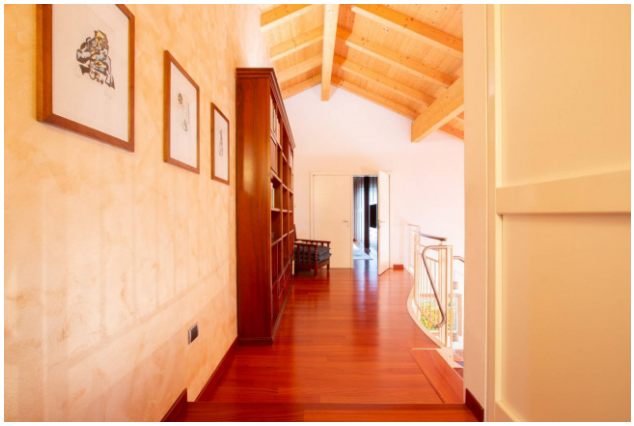





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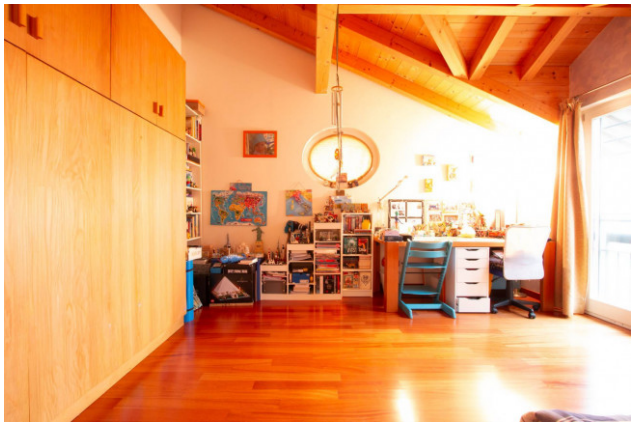



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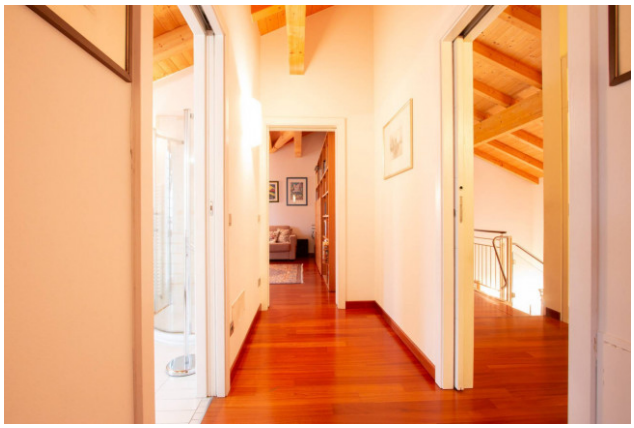













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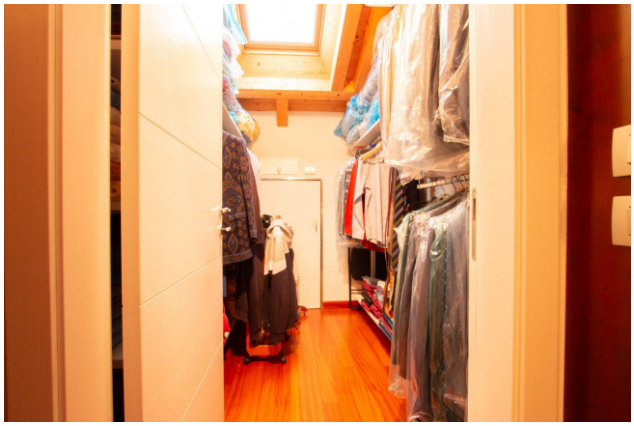



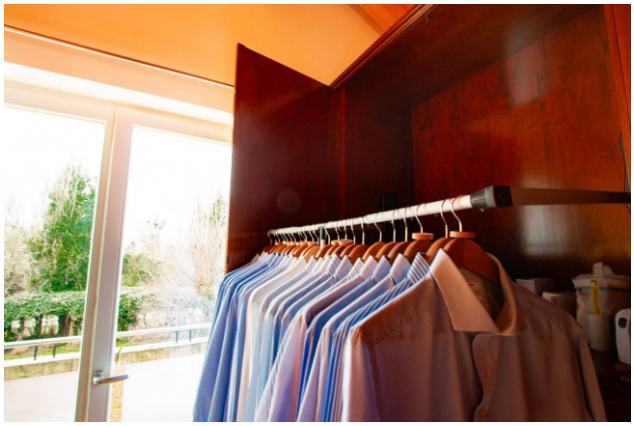

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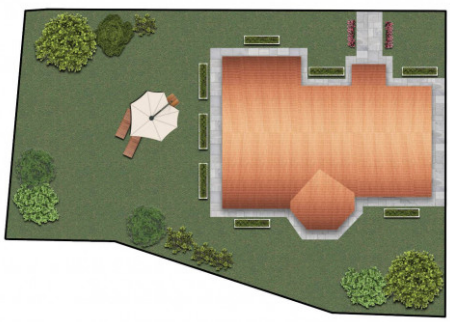



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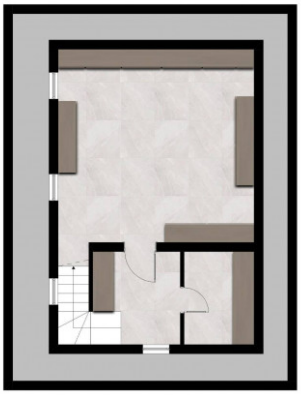

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