

Villa for sale in Pescantina Settimo € 565.000 Ref. MNG-SETTIMO



232 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 5

PESCANTINA - VALPOLICELLA: HOUSE WITH PARK, PORCH, AND TRIPLE GARAGE

We're happy to share some great news: today you can transform your family's quality of life. How? Simple: by going on vacation year-round. Where? In the protected and exclusive relaxation of a three-level, detached residence with a total area of approximately 210 square meters, plus a 46 square meter garage, and boasting a generous 650 square meters of private landscaping, overlooked by a portico with four marble columns (currently closed on three sides with a landscape permit). The private garden features a well with spring water, an automatic irrigation system, and a tool shed.

We are located in Settimo di Pescantina in the quiet Via dei Peschi, served by school buses, a few dozen meters from the public playground, 270 meters from our great Adige river and only 300 m (4 minutes on foot) from the "I Pini" Sports Center, which offers 5 tennis courts, 4 of which are clay courts (2 indoors and 2 outdoors and 1 indoor synthetic grass court for both tennis and five-a-side football), a tennis school, 3 swimming pools, a bar and a restaurant.

Built between 1999 and 2000, this impressive detached townhouse, boasting privacy and privileged spaces with its large private green area, is part of a unique U-shaped architectural complex, where the two "barchesse" houses terraced apartments and the lower side is lined with splendid villas. From the gate on Via dei Peschi at number 42, a hedged driveway leads to the large private porticoed entrance hall, which leads to the private garden on one side and the apartment on the other.

On the ground floor, there is a large and comfortable open-plan living area, comprising a living room, dining room, and kitchen (the kitchen is currently separated by a plasterboard wall), as well as a bathroom serving the living area. The kitchen offers direct access to the private garden, while the living area (which benefits from supplementary heating via a cavity-walled stove) opens onto a splendid covered porch, which also overlooks the park and offers additional covered space for recreational activities, relaxation, a gym, and more.

A comfortable internal staircase with an artistic iron handrail connects the ground floor to the first floor (sleeping area) and the basement. All three levels can be heated and cooled separately.

On the first floor we find a hallway, a splendid double bedroom with en-suite bathroom, two other spacious bedrooms - communicating with a panoramic terrace - and another bathroom.

In the basement we have a spectacular billiard room, a large bathroom and the spacious boiler room, directly connected to the large garage, capable of providing shelter for two or more cars and/or two-wheeled vehicles, equipped with a large motorized overhead door and connected to the street level by an easy ramp.

What more could you ask for at this price? It's time to act. Your new life and that of your family depend solely on your decision.

Certification

Energy Class: D

EPglnr: 149.01 kwh/□

Features

Code: MNG-SETTIMO

Reason: Sale

Categoria: Villa

Address: Via dei Peschi, 42

Municipality: Pescantina

Zona: Settimo

Total Square Meters: 232 sq.m.

Bedrooms: 3

Bathrooms: 4

Rooms: 5

State of Preservation: Good

Level: Multi-Storey

Total Floor: 3

Heating: Heating

Age Construction: 1999

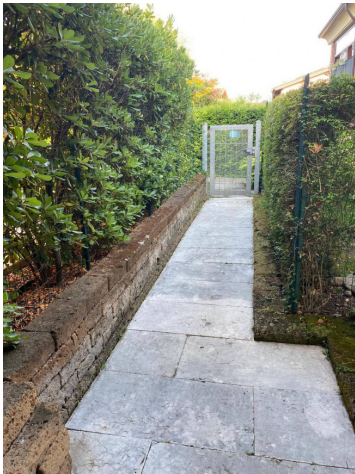
Building Costs: € 95

Cellar

Fireplace

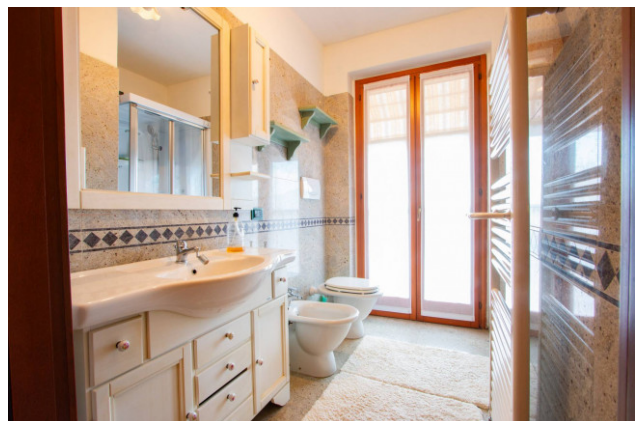
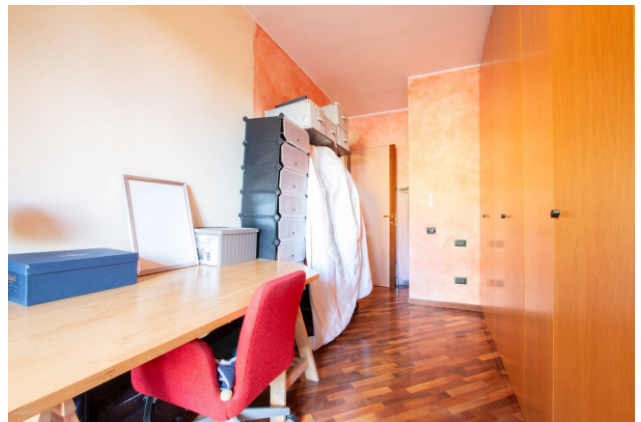


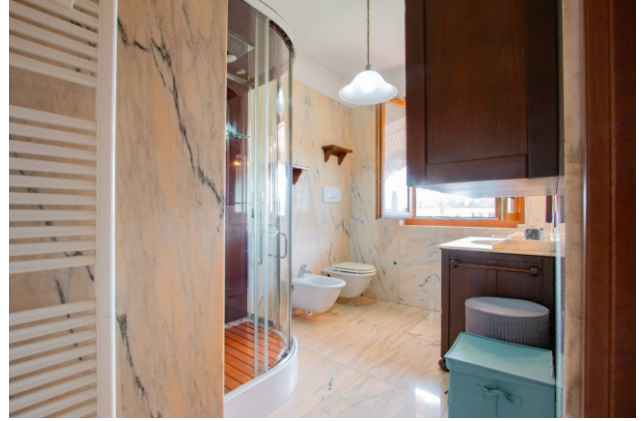


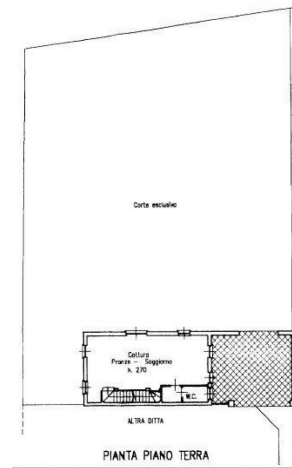


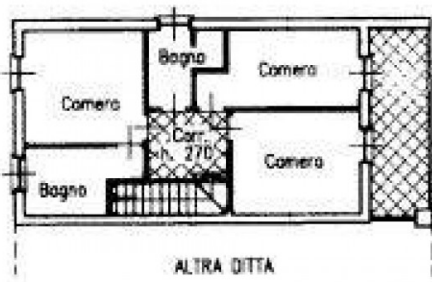




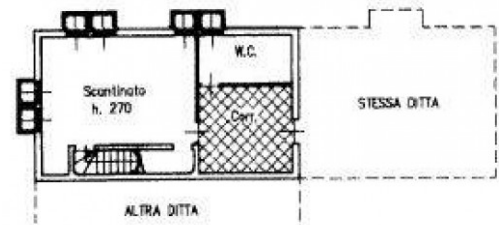








PIANTA PIANO PRIMO



PIANTA PIANO INTERRATO

