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

Villa for sale in San Pietro in Cariano Castelrotto

€ 1.480.000

Ref. GNT01VERVAL



570 sq.m. | Bathrooms: 7 | Bedrooms: 5 | Rooms: 8

AN EXCEPTIONAL RESIDENCE IN THE HEART OF VALPOLICELLA – PANORAMIC VIEWS, ELEGANCE AND GENEROUS LIVING SPACES**San Pietro in Cariano – Castelrotto**
Some places stand out for their beauty, privacy and the exceptional quality of their surroundings. Castelrotto, in the heart of Valpolicella, is one of them: one of the area's most sought-after locations, where the charm of rolling hills, the tranquillity of the Venetian countryside and the convenience of being close to Verona come together in a particularly captivating setting.
In this prestigious location, we are delighted to present an impressive **detached villa offering approximately 570 sqm of commercial floor area**, an expansive and architecturally distinctive residence, enhanced by magnificent open views across the surrounding hills.
The property occupies a plot of approximately 1,063 sqm, including a private garden of around 500 sqm, providing delightful outdoor spaces and an exceptional sense of independence and privacy.
Built in 2000 and subsequently extended and upgraded in 2015, the villa is presented in excellent condition, featuring carefully appointed interiors, quality finishes and modern technological systems designed to ensure outstanding everyday comfort.
The ground floor features an exceptionally spacious and well-appointed living area, comprising an elegant entrance hall,

study, kitchen, dining room, guest bathroom, laundry room and an impressive reception room. From here, direct access leads to the property's most distinctive feature: a **magnificent panoramic terrace of approximately 130 sqm**, an outstanding entertaining space offering privileged views across the beautiful landscape of Valpolicella. An ideal setting for social gatherings, elegant outdoor dining or simply enjoying the ever-changing beauty of the surrounding countryside.
The first floor accommodates the sleeping quarters, with four bedrooms, two of which feature mezzanine levels, three bathrooms, three balconies and a loggia, offering a particularly versatile layout suited to the needs of a large family.
The lower-ground floor further enhances the property's versatility and living potential. It includes a remarkable multipurpose room of approximately 70 sqm, featuring large glazed windows and direct access to a second terrace of around 40 sqm; an impressive 130 sqm entertainment and leisure room; a guest bedroom; additional bathrooms; a plant room; a cellar of approximately 40 sqm; and a 50 sqm garage with space for three cars.
Particular attention has been paid to the selection of materials and finishes, including walnut parquet flooring, honed Prun stone, double-glazed windows and numerous bespoke fitted wardrobes. Further comfort and energy efficiency are ensured by underfloor heating, a condensing boiler, solar thermal panels and a photovoltaic system.
Energy Performance Certificate: Class B.
A residence of exceptional character, where generous proportions, construction quality and an outstanding location combine to create a truly comprehensive and distinguished living proposition.
Its position in Castelrotto represents an additional and particularly valuable asset: the opportunity to enjoy life in one of the most desirable corners of Valpolicella, surrounded by a landscape of rare beauty, with the privilege of extensive private spaces and panoramic views that become an integral part of everyday living.
An exceptional home for those who wish to embrace the beauty of Valpolicella, enjoying the privilege of privacy and space without sacrificing the convenience of Verona.

Certification

Energy Class: B	**EPglnr**: 101.60 kwh/□

Features

Code: GNT01VERVAL	Reason: Sale
Categoria: Villa	Address: Via degli archi
Municipality: San Pietro in Cariano	Zona: Castelrotto
Total Square Meters: 570 sq.m.	Bedrooms: 5
Bathrooms: 7	Rooms: 8
State of Preservation: Good	Level: Multi-Storey
Total Floor: 2	Heating: Heating
Parking: Carport	Balconies: Present, 44 sq.m.
Terrace: Present, 170 sq.m.	Garden: Private, 500 sq.m.
Kitchen: Regular Kitchen	Box: Shed, 50 sq.m.
Cellar : 40 □	

















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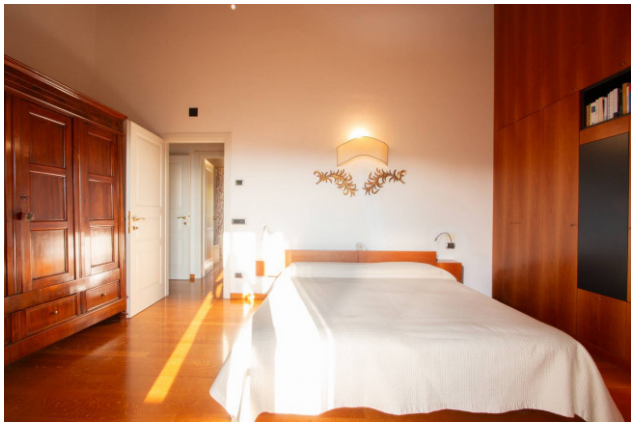

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