Homestead for sale in Verona
Borgo Roma
€ 590.000
Ref. GNT37VER



240 sq.m. | Bathrooms: 3 | Bedrooms: 2 | Rooms: 4

PORTION OF RUSTIC IMMERSED IN THE GREEN SOUTH OF VERONA
In a quiet and private area, convenient to the city, we offer for sale a portion of rustic, finely restored corner.
The skilful recovery of the original materials, such as the stone walls and the natural stones of Lessinia, goes perfectly with the most modern technologies in the field of home automation to make this real estate solution not only unique but captivating and unmissable.
The restoration of the roof of the house was carried out with ventilated insulation in double layer of wool to provide the building with the best insulation and the average heights of the house were maintained with ceilings at about 3.5 meters and exposed wooden beams.
The finishes - both internal and external - in stone blend well with the bathroom wall tiles made of natural stone from Lessinia and with the
parquet in prefinished brushed oak with wide plank found throughout the house, with the exception of the basement area where we find again the natural stone of Lessinia.
The house is equipped with the latest security innovations and has a modern alarm system with around 30 sensors, including an anti-flood sensor, with internal and external camera system.
The central vacuum system and the home automation system with fruits and plates top series Vimar Eikon EVO light

bronze (about 150 controls, sockets and lights) are at the forefront.
The system remotely manages heating / cooling and lighting and automates the switching on of the strategic light points + UPS and allows the control of the consumption of electricity consumption.
In this masterpiece of modern plant engineering, a 3.18 kw photovoltaic system and a Viessmann heat pump with control system could not be missing.
Accessing from the courtyard there is a magnificent large entrance window which already recalls the precious interior doors with frame in solid wood and concealed hinges.
The living area consists of a living room and open kitchen and allows access to both a bedroom with bathroom and upstairs via a fine staircase in fact wrought white.
Upstairs with a balcony overlooking the living area, there is a relaxation area / gym and a large master bedroom with private bathroom.
Another strong point of this valuable housing solution is certainly the basement area where the finely finished tavern with kitchenette houses a professional Valoriani professional pizza oven with insulated flue in AISI.
Cellar, utility room, bathroom / laundry and double garage close the property, also equipped with a small rear green space.

Certification

Energy Class: A3

Features

Code: GNT37VER	Reason: Sale
Categoria: Homestead	Address: Strada Della Corte Bassa
Zip Code: 37135	Municipality: Verona
Zona: Borgo Roma	Total Square Meters: 240 sq.m.
Bedrooms: 2	Bathrooms: 3
Rooms: 4	State of Preservation: Excellent
Level: Multi-Storey	Total Floor: 2
Heating: Heating	Terrace: Present, 19 sq.m.
Garden: Private, 30 sq.m.	Kitchen: Exposed Kitchen
Box: Double, 33 sq.m.	Pets Allowed: Yes
Cellar	Fireplace













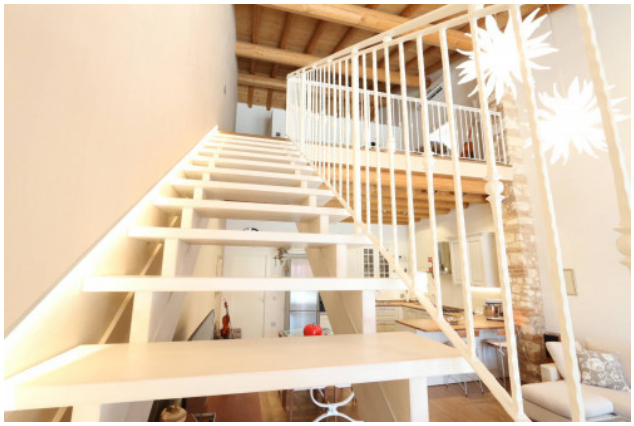



Grandi Agenti Immobiliari Rete D'Impresa
Vicolo San Matteo, 2, - Verona (VR) - 0458036579
info@grandiagenti.it - https://www.dimoregentili.it/en
VAT 04278960234

















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











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