Arzignano – Veneto

# Elegant Single Villa: Luxury and Relaxation in the Hills with Private Pool

***Property ID: IT233551151***

**PURCHASE PRICE:** 980.000 EUR • **LIVING SPACE:** ca. 432 $m^2$ • **ROOMS:** 14.5

**Property ID: IT233551151 - 36071 Arzignano – Veneto**


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# At a glance

| | |
|---|---|
| Property ID | IT233551151 |
| Living Space | ca. 432 m² |
| Rooms | 14.5 |
| Bedrooms | 4 |
| Bathrooms | 3 |
| Year of construction | 2000 |

| | |
|---|---|
| Purchase Price | 980.000 EUR |
| Total Space | ca. 645 m² |
| Construction method | Solid |
| Usable Space | ca. 498 m² |
| Equipment | Guest WC, Swimming pool, Fireplace, Garden / shared use |

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# Energy Data

| | |
|---|---|
| Type of heating | Underfloor heating |
| Power Source | Pellet-Fuelled |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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# A first impression

This marvelous detached villa, built in the early 2000s with a view of the hills, is an elegant residence that harmoniously blends modern elements with luxurious details. The property is situated in a privileged location, offering breathtaking views of the surrounding hills. The architectural structure features classic and clean lines, with large windows that provide panoramic views from every corner of the house. The main entrance welcomes guests into a bright atrium, adorned with exquisite marble flooring that reflects the natural light streaming in from the windows. The walls are painted in neutral tones to create a refined and welcoming atmosphere. From the central staircase entrance, on the left unfolds a spacious living area: the living room is an expansive and open space furnished with high-quality contemporary furniture. The marble flooring extends into this area, adding a touch of luxury. A modern and imposing French marble fireplace becomes the focal point of the living room, creating a warm and inviting atmosphere. On the right side of the entrance, a formal dining room is strategically positioned, communicating but separated from the kitchen area. The kitchen is a combination of functionality and design. Custom-made cabinets with precious wood finishes seamlessly integrate with modern appliances and marble surfaces. A central island provides space for meal preparation and also serves as a breakfast area. This space is designed to be lived in daily and is large enough to accommodate informal dinners with friends and family. It opens directly onto the porch facing the pool, an ideal place for outdoor dining during the beautiful season. An elegant service area completes the living area. Upstairs, the sleeping area consists of 4 bedrooms and 2 bathrooms. The generously sized master bedroom features a private bathroom and a walk-in closet. The bedrooms are spacious and bright, with precious wooden floors and large windows that allow for panoramic views. The bathrooms are true sanctuaries of relaxation, with elegant marble finishes. In the basement, there is ample space for car storage, over 120 square meters, accessible with a car elevator system, in addition to accessory and technical rooms. The villa boasts expansive outdoor spaces, including a covered terrace and a well-maintained garden. An infinity pool offers an ideal place to cool off during hot summer days, all surrounded by a natural landscape that creates an atmosphere of tranquility and serenity. Overall, this villa from the 2000s with a view of the hills is an architectural masterpiece that combines modernity with luxury, offering a sophisticated lifestyle in a picturesque natural setting.

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# Details of amenities

Panoramic infinity pool with changing rooms showers equipped undercrofts
Freight elevator for positioning in the basement garage for cars
Internal connection elevator
Heating system with pellet boiler integrated with solar panels
19KW photovoltaic system
Local "lemon house" facing the pool, exploitable for parties and evenings in a unique context

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# All about the location

This mansion is located in the hills above Arzignano, 5 minutes from the city center, places that offer enchanting views and are enriched by various natural and cultural wonders. Arzignano is located in the province of Vicenza, in the Veneto region, and its hilly surroundings are known for their beauty and wealth of traditions. Thanks to the new road system, the Pedemontana Veneta highway exit is less than 15 minutes away, making the home perfect for those who need to move easily and reach the main cities and airports of northern Italy easily, while enjoying a place of absolute peace and tranquility. Spectacular panoramic views of the surrounding countryside can be enjoyed from the home, garden and infinity pool. The hills offer striking views of vineyards, olive groves and woods, creating a picturesque landscape. The area is famous for wine production, and the vineyards that dot the hillsides contribute to the fascinating scenery. Fine wines are produced here, and many wineries offer tastings where you can sample the fruits of the land. Nearby are historic villages full of charm, with cobblestone streets, picturesque squares and ancient buildings. These places preserve the history and tradition of the area, offering a journey into the past. A network of trails allow nature lovers to explore the area on foot or by bicycle. This area represents a place where natural beauty is combined with local history, culture and traditions, offering an authentic and evocative experience to anyone who has the pleasure of exploring this fascinating region.

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# Contact partner

For further information, please contact your contact person:

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