Nanto

Full renovated - Semi-detached villa with private garden and access

Property ID: IT243551438

PURCHASE PRICE: 390.000 EUR • **LIVING SPACE:** ca. 245 m² • **ROOMS:** 11

Property ID: IT243551438 - 36024 Nanto

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT243551438 - 36024 Nanto

At a glance

Property ID	IT243551438
Living Space	ca. 245 m²
Rooms	11
Bedrooms	3
Bathrooms	3
Type of parking	2 x Garage

Purchase Price	390.000 EUR
Total Space	ca. 334 m²
Construction method	Solid
Usable Space	ca. 283 m²
Equipment	Terrace, Guest WC, Fireplace, Garden / shared use

Property ID: IT243551438 - 36024 Nanto

Energy Data

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

Property ID: IT243551438 - 36024 Nanto

The property

Property ID: IT243551438 - 36024 Nanto

The property

Property ID: IT243551438 - 36024 Nanto

The property

Property ID: IT243551438 - 36024 Nanto

The property

Property ID: IT243551438 - 36024 Nanto

The property

Property ID: IT243551438 - 36024 Nanto

The property

Property ID: IT243551438 - 36024 Nanto

The property

Property ID: IT243551438 - 36024 Nanto

The property

Property ID: IT243551438 - 36024 Nanto

The property

Property ID: IT243551438 - 36024 Nanto

The property

Property ID: IT243551438 - 36024 Nanto

The property

Property ID: IT243551438 - 36024 Nanto

The property

Property ID: IT243551438 - 36024 Nanto

The property

Property ID: IT243551438 - 36024 Nanto

The property

Property ID: IT243551438 - 36024 Nanto

The property

Property ID: IT243551438 - 36024 Nanto

A first impression

Completely renovated to new, this semi-detached villa has a private garden and courtyard with exclusive access. A large porch accompanies the main entrance to the house, which develops an open-plan living area, with kitchen and living room area. Practical is the exit to the side porch where you can take advantage of it for outdoor dining during the warm season, sheltered from the sun during the day and to enjoy the coolness in the evening. The slightly elevated sleeping area consists of 3 large double bedrooms and two modern bathrooms, one of which is private and dedicated to the master bedroom with Jacuzzi. A pleasant sun terrace is accessible from the master bedroom. On the ground floor also accessible from the private courtyard, service with laundry space, and in the basement a large room for parties, equipped with kitchen and fireplace for cooking even pizza.

Property ID: IT243551438 - 36024 Nanto

Details of amenities

Completely renovated in 2021 the Villa is equipped with:
- underfloor heating;
- ducted air conditioning;
- double garage.

Currently leased to American Family, with gross yields above 7.5%: 4+4 contract with first expiration August 2027.

Property ID: IT243551438 - 36024 Nanto

All about the location

This functional side-by-side semi-detached villa is located within a quiet residential neighborhood, substantially devoid of traffic except for residents. The town center with all related services is within a two-minute walk.

Property ID: IT243551438 - 36024 Nanto

Contact partner

For further information, please contact your contact person:

C.trà Porta Padova 132 Vicenza
E-Mail: vicenza@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com