Caorle / San Giorgio di Livenza – Caorle

Wonderful Italian country-house perfectly renovated

Property ID: IT21355734

PURCHASE PRICE: 950.000 EUR • **LIVING SPACE:** ca. 588 m^2 • **ROOMS:** 12

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At a glance

Property ID	IT21355734
Living Space	ca. 588 m²
Rooms	12
Bedrooms	4
Bathrooms	3
Year of construction	1800
Type of parking	1 x Garage

Purchase Price	950.000 EUR
Construction method	Solid
Equipment	Fireplace, Garden / shared use

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Energy Data

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

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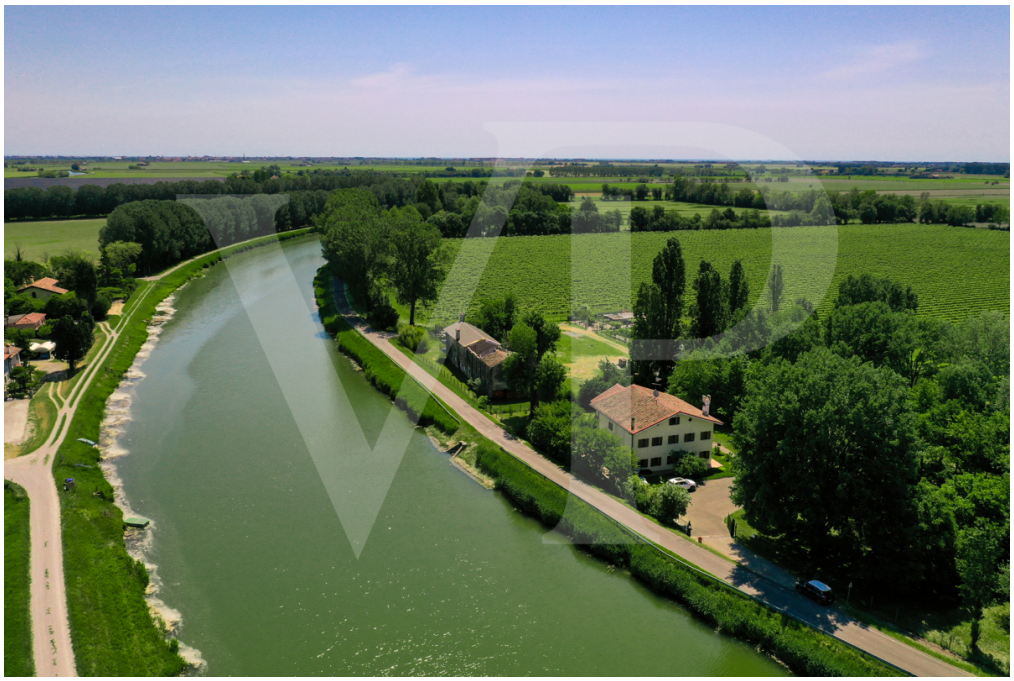
The property



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A first impression

Wonderful farmhouse positioned along one of the canals of the Livenza River: a magical place where you can enjoy landscapes, sounds and scents often forgotten, able to regenerate the soul from the stress characteristic of our daily lives. In fact, the flowing waters of the Livenza, gives a pleasant and constant background music to accompany the silence of the surrounding countryside. The Farmhouse, perfectly renovated in 2007, consists of a large living area designed for scenic dinners of large companies, overlooking the private park, separate kitchen and living room with central fireplace. The large garage, paved and equipped with trusses and exposed-beam ceiling, is actually a multi-purpose room additional to the dwelling. The living area spaces are completed by a full bathroom with shower, and a storage room/technical room with a service axe to the dwelling. On the upper floor accessible from the beautiful wooden staircase located at the main entrance, the sleeping area equipped with a central sitting room on whose sides are placed 4 bedrooms and two bathrooms, one of which is generously sized with a central bathtub. On the top attic floor find spaces two additional makeshift rooms for guests, and a large central hall to be used as a fitness room or additional relaxation area.

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Details of amenities

The property is sold furnished.
The house is surrounded by a park of about 5,400 sq. m., partly planted with trees, and beautiful landscaping all around.

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All about the location

The farmhouse is located on the banks of one of the canals of the Livenza River, a natural border between the Venetian territory and Friuli, two minutes from the town of San Giorgio di Livenza, a small independent community with every service, a hamlet of the beautiful town of Caorle. The area offers, in addition to an extensive coastline full of equipped beaches and services for all needs that can be reached in less than 10 minutes by car, a variety of entertainment proposals of a naturalistic, cycling, cultural and eno-gastronomic nature. The magnificent town of Caorle, reachable in 15 minutes, remains a point of reference for shopping, for the pleasure of dinners in fashionable restaurants or simply to enjoy a stroll through the narrow streets of this unique and surprising Small Venice. Finally, Venice, Treviso and the beautiful town of Portogruaro are just a sample of what the surrounding area has to offer. The A4 highway exit of Noventa di Piave, where the famous Outlet of the same name is located, is less than 20 minutes away by car, and places the home in a strategic position for tourist flows from beyond the Alps.

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Contact partner

For further information, please contact your contact person:

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