Limena

Important villa with park excellently preserved

Property ID: IT22355860

PURCHASE PRICE: 690.000 EUR • **LIVING SPACE:** ca. 530 m^2 • **ROOMS:** 22 • **LAND AREA:** 1.600 m^2

Property ID: IT22355860 - 35010 Limena

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

Property ID: IT22355860 - 35010 Limena

At a glance

Property ID	IT22355860
Living Space	ca. 530 m²
Rooms	22
Bedrooms	5
Bathrooms	4
Year of construction	1986

Purchase Price	690.000 EUR
Total Space	ca. 506 m²
Condition of property	Well-maintained
Construction method	Solid
Usable Space	ca. 530 m²
Equipment	Terrace, Guest WC, Fireplace, Garden / shared use

Property ID: IT22355860 - 35010 Limena

The property

Property ID: IT22355860 - 35010 Limena

The property

Property ID: IT22355860 - 35010 Limena

The property

Property ID: IT22355860 - 35010 Limena

The property

Property ID: IT22355860 - 35010 Limena

The property

Property ID: IT22355860 - 35010 Limena

The property

Property ID: IT22355860 - 35010 Limena

The property

Property ID: IT22355860 - 35010 Limena

The property

Property ID: IT22355860 - 35010 Limena

The property

Property ID: IT22355860 - 35010 Limena

The property

Property ID: IT22355860 - 35010 Limena

The property

Property ID: IT22355860 - 35010 Limena

The property

Property ID: IT22355860 - 35010 Limena

The property

Property ID: IT22355860 - 35010 Limena

The property

Property ID: IT22355860 - 35010 Limena

The property

Property ID: IT22355860 - 35010 Limena

The property

Property ID: IT22355860 - 35010 Limena

Floor plans

Piano Terra

Bedroom
Bathroom
Walk-in wardrobe
Walk-in wardrobe
Bedroom
Corridor
Bathroom
Kitchen
Living room
Bedroom
Terrace
Terrace

Piano 1°

Sottotetto

P-1

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT22355860 - 35010 Limena

A first impression

Spacious country villa, with park and wooden outbuilding.

A large habitable porch, equipped with a fireplace runs on the two main sides of the dwelling, accompanying to the entrance of the Villa, where we are greeted, on a slightly raised level, by an elegant representative living room with a central fireplace.
The house with a generously sized floor plan on the ground floor also consists of a kitchen, living room, bathroom, laundry room, study and utility room.

On the first floor, accessible by two separate internal staircases are 5 bedrooms, 1 sitting room, walk-in closet and 2 large bathrooms.
On the third and top floor attic area of generous size, equipped with bathroom and fireplace.
In the basement large cellar, tavern equipped with fireplace with wood stove and separate kitchen.

The property also consists of a large planted park, inside which there is a wooden chalet divided into 2 rooms and 1 bathroom, 3 garages.
Inside the park there are several spaces used as a barbeque area with gazebos and tables.

Property ID: IT22355860 - 35010 Limena

Details of amenities

The property built in the 1980s boasts superior finishes for the time: electric gates, electric overhead doors, intercom, built-in wall stereo system in all rooms, irrigation system and lighting throughout the park.
Windows and floors are in excellent condition.
The generous attached spaces and volumes represent an opportunity for expansion.
Possibility to purchase additional agricultural land located to the rear of the house for about 17,500 sq. m. and attached agricultural structures with separate negotiation.

Property ID: IT22355860 - 35010 Limena

All about the location

Limena is a small independent community on the outskirts of Padua, strategically located with respect to the road system, positioned close to the Padova Ovest highway exit. Endowed with one of the main industrial zones in the city of Padua, it essentially represents the natural seamless expansion with the city of Padua, which is only a few minutes away by car.

The house is located in the suburban area with agricultural vocation, very quiet but at the same time convenient to all destinations as it is only a few kilometers from the ring road.

Property ID: IT22355860 - 35010 Limena

Contact partner

For further information, please contact your contact person:

C.trà Porta Padova 132, 36100 Vicenza (VI) - IT
Tel.: +39 0444 317 652
E-Mail: vicenza@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com