Pianezze

# Farmhouse with commercial annex and land

***Property ID: IT243551497***

**PURCHASE PRICE:** 650.000 EUR • **LIVING SPACE:** ca. 835 $m^2$ • **ROOMS:** 20 • **LAND AREA:** 20.069 $m^2$

**Property ID: IT243551497 - 36060 Pianezze**


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# At a glance

| | |
|---|---|
| Property ID | IT243551497 |
| Living Space | ca. 835 m² |
| Rooms | 20 |
| Bedrooms | 6 |
| Bathrooms | 6 |
| Year of construction | 1970 |

| | |
|---|---|
| Purchase Price | 650.000 EUR |
| Commission | 3 |
| Total Space | ca. 654 m² |
| Construction method | Solid |
| Usable Space | ca. 308 m² |
| Equipment | Terrace, Guest WC, 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

A unique real estate opportunity in the charming town of Pianezze, nestled in the rolling hills and within walking distance of the famous walled city of Marostica. The property, which covers 20,000 square meters of agricultural land with 400 olive trees, offers a breathtaking view and an environment of rare beauty, ideal for those who wish to live or invest in a genuine context rich in history. The property consists of three separate units, each with different characteristics and destinations. The first unit, recently built, is designed for receptive activity and offers modern and functional spaces. The rooms are designed to ensure maximum comfort for guests: a large panoramic terrace allows guests to enjoy the view, while the bright dining room and professional kitchen, flanked by specific guest services and well-organized storage rooms, complete a structure that covers 442 cadastral square meters. Rounding out the offerings are two additional units that form a single building, albeit built in different eras, underscoring its historical charm and architectural evolution. The first, dating back to the 1960s, accommodates on the ground floor an entrance hall, a kitchen, a living room, a bathroom accompanied by an ante-bathroom and a cellar; on the second floor are the bedrooms, while the third floor houses a spacious attic, for a total area of 239 cadastral square meters. The second unit, intended for residential use, is articulated with a functional distribution: on the ground floor we find a kitchen, a bathroom, a living room and the heating plant, while on the first floor we identify two bedrooms, an additional bathroom and a storage room, complemented by a large attic at the third floor, for a total area of 182 cadastral square meters. This property, which combines modernity and tradition, represents a unique opportunity for those who wish to invest in a valuable property, immersed in a natural and agricultural context without sacrificing the proximity to an attractive historic center. For more information and to arrange a visit, contact Von Poll Real Estate: your trusted partner for excellent real estate solutions in Vicenza.

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# All about the location

Pianezze is an enchanting village located in the heart of the rolling hills of Veneto, where lush nature and agricultural tradition create an authentic and relaxing atmosphere. This area, known for its breathtaking landscapes, offers an ideal setting for those seeking tranquility and natural beauty, but without sacrificing the convenience of being close to an important historic center. In fact, the proximity to the famous walled city of Marostica makes it possible to enrich one's daily experience with culture, history and centuries-old traditions, making Pianezze not only a destination for those who wish to live immersed in nature, but also for lovers of history and art. In short, Pianezze represents a perfect balance between the serenity of hillside living and the unparalleled charm of local traditions, making it an ideal location for fine real estate investments and superior quality of life.

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# Contact partner

For further information, please contact your contact person:

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