

in sale a San Pietro in Cariano Corrubbio € 265.000 Ref. NS74B



285 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 8

RUSTIC BUILDING TO BE RENOVATED IN VALPOLICELLA

In the green hills of Valpolicella, where vineyards and cellars dominate the landscape, in the ancient courtyard that once overlooked the valley with a splendid period villa, a portion of a rustic building with a private garden is ideally suited to being renovated and customized, transforming it into a stately home that combines rural flavor and modern technology.

The ground floor, with a separate entrance, offers the possibility of creating a kitchen with dining room and bathroom, as well as a spacious living room with panoramic views. The upper floor can accommodate two or three bedrooms, with two bathrooms with windows and walk-in closets. The lower level could accommodate a utility area with laundry and ironing facilities, as well as a relaxation area suitable for a sauna, Turkish bath, gym, or study. Furthermore, a basement space would allow for a dining area or living area, where guests can entertain and enjoy the approximately 300 square meter private garden nestled in a natural and peaceful setting.

The rustic house is being sold as is, requiring complete renovation (design plans available at the agency).

Renovation costs 365,000 euros.

The strong points of this house are its brightness, the panoramic view and its location, close to the city, but in the countryside.

Project approved by the Superintendency of Environmental Heritage.

Property protected by Law 1089/39 on the protection of cultural and environmental heritage.

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Certification

Energy Class: G

Property details

Address: Via XXV Aprile, 11

Zip Code: 37029

Bedrooms: 2

Bathrooms: 1

Rooms: 8

State of Preservation: Be Restored

Level: Multi-Storey

Total Floor: 1

Heating: Heating

Parking: Uncovered Parking

Age Construction: 1800

Garden: Private

Kitchen: Kitchenette



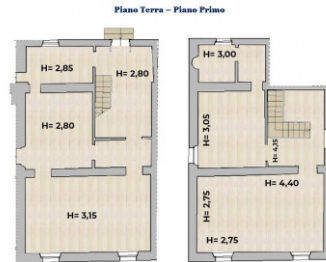









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