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in sale a San Pietro in Cariano
Castelrotto
€ 1.650.000
Ref. GF318.



570 sq.m. | Bathrooms: 7 | Bedrooms: 5 | Rooms: 8

Castelrotto - Valpolicella - Sale - Detached Villa - Recent - Overview

In one of the most beautiful areas of Valpolicella, "Castelrotto" we offer this single villa of 570 commercial square meters. It is located in a panoramic position but at the same time very close to Verona. The lot on which it stands is 1063 square meters, it was built in 2000 with subsequent expansion and energy improvement works (solar and photovoltaic) carried out in 2015.

The house is spread over 2 main levels plus the accessory area in the basement; ground floor entrance, study, kitchen, living room overlooking a large terrace of 130 m2 with a wonderful view of the surrounding hills, dining room, bathroom and laundry; first floor with 4 bedrooms, 2 of which with mezzanine, 3 bathrooms, 3 balconies and a loggia; P. Semint. multipurpose room of 70 m² with large windows overlooking a second terrace of 40 m², bathroom (these rooms were recently built), tavern of 130 m², guest room, further service, boiler room, cellar of 40 m² and garage for 3 cars of 50 square meters. Garden of about 500 square meters.

Finishes: the flooring throughout the house is in walnut parquet and polished Prun stone, wooden or aluminum fixtures all with double

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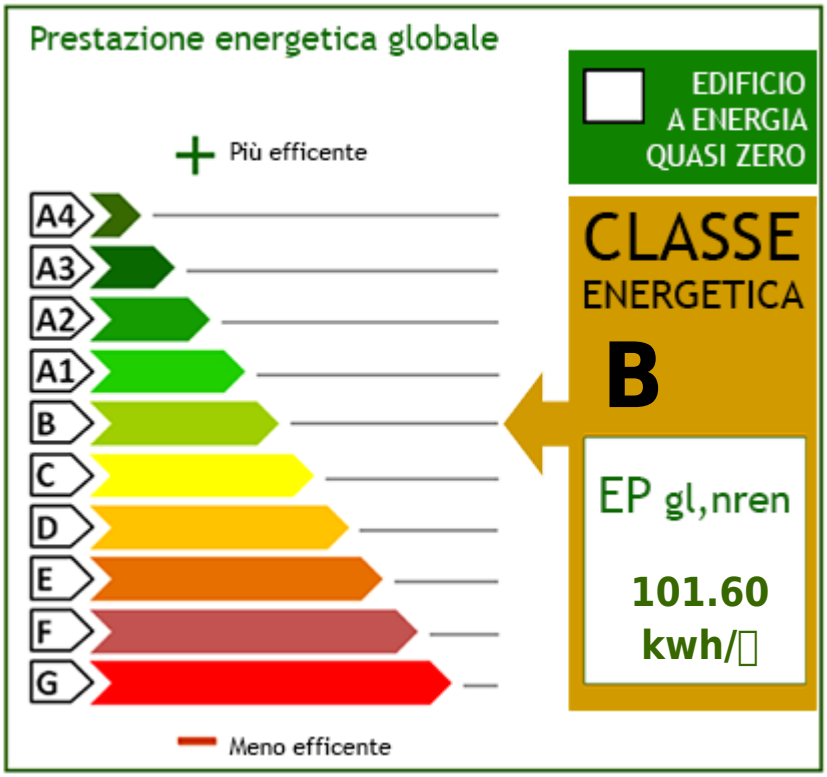
glazing, underfloor heating with condensing boiler integrated with solar panels for the production of hot water, photovoltaic panels for the production of electricity, the house also has many custom-made structures and cabinets. Energy class B

Property details

Address: Via Degli Archi, 16	**Zip Code**: 37029
Bedrooms: 5	**Bathrooms**: 7
Rooms: 8	**State of Preservation**: Excellent
Level: Multi-Storey	**Total Floor**: 3
Heating: Heating	**Parking**: Uncovered Parking
Age Construction: 2000	**Balconies**: Present, 44 sq.m.
Terrace: Present, 170 sq.m.	**Garden**: Private, 500 sq.m.
Kitchen: Regular Kitchen	**Box**: Triple, 50 sq.m.

Features

Air-Conditioned



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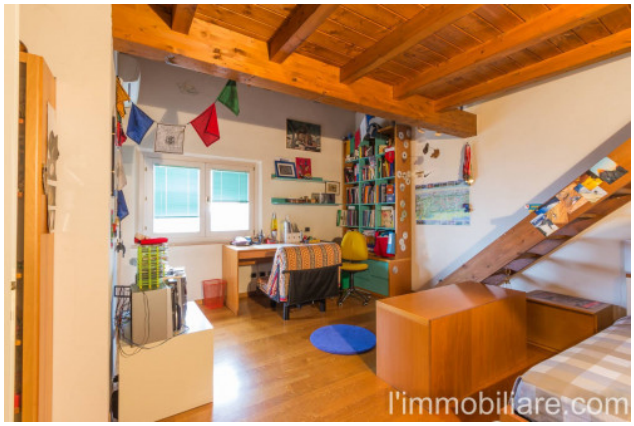












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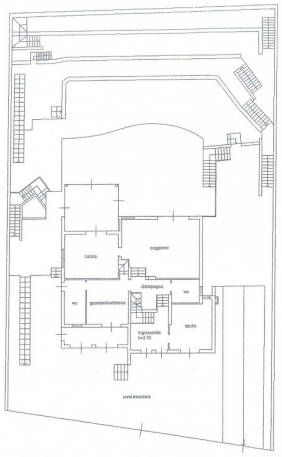
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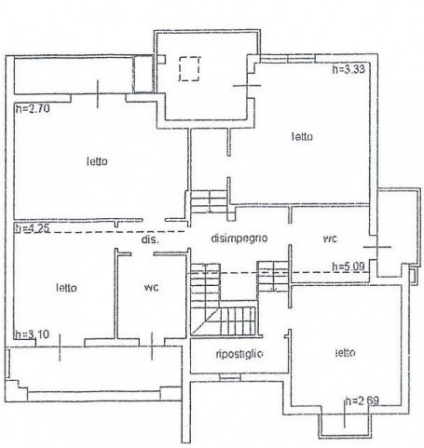


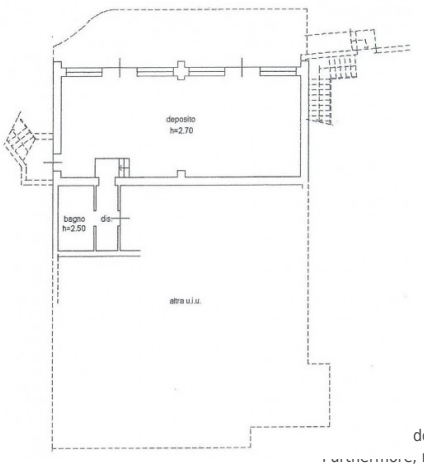


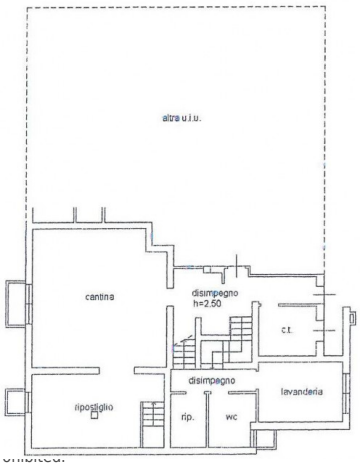






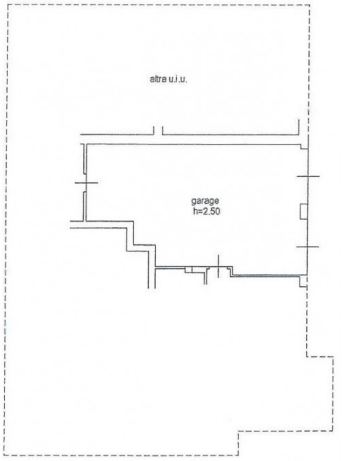


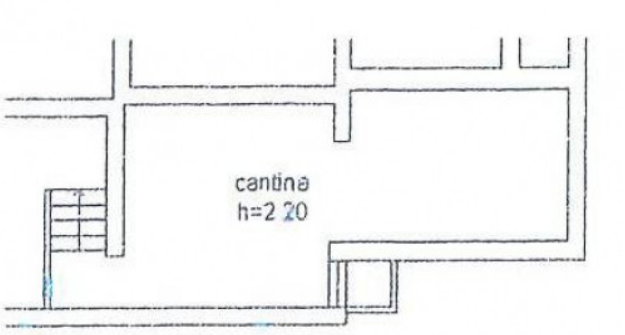




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