

in sale a Roverè Veronese

Roverè Veronese

€ 680.000

Ref. AD185



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275 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 7

For Sale - Lessinia - Just Beyond Trezzolano - Detached Villa - Renovated - Large Garden - Swimming Pool - Tennis Court
 We are located in a town a few kilometers from the border of the Municipality of Verona, situated on the ridge between the Squaranto Valley and the Mezzane Valley, in the most open and flat area, where the Lessinia landscape is captured in its entirety at an altitude of 640 m above sea level. We are 22 km from Piazza Bra, 35 minutes by car.

A villa that welcomes, tells stories, and gives the feeling of being on vacation.

There's a certain kind of tranquility found only in the hills, when the air is lighter and the landscape seems to open up before you like an invitation. It's the feeling you get upon arriving at this property: a detached villa completely renovated in 2019, an elegant and authentic retreat, ready to be enjoyed without a care in the world. As soon as you step inside, the home opens up naturally: the rooms are spacious, bright, and designed to accommodate daily life at a more relaxed pace. The double-height living room is a space that invites you to linger, share, and enjoy family moments. The open-plan kitchen encourages conviviality. Every meal becomes an opportunity to spend time together, with a unique view of the valley, allowing you to enjoy a different sunset every day of the year, marking the passing of the seasons. This space also overlooks a large mezzanine used as a study and reading nook. The three bedrooms offer privacy and tranquility, while the four bathrooms ensure comfort and convenience at any time of day. The entire property is harmoniously distributed across two levels plus a basement, for a total of 275 sq m of living space, where each room has its own natural function and guarantees its residents privacy and comfort. The 36 sq m basement is a world unto itself: equipped as a cinema and hobby room, it allows for moments of absolute relaxation.

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Spaces that are lived inside and out.

The villa isn't limited to the interior: it extends outdoors with rare generosity. The 43-square-meter covered porch becomes an extension of the house on sunny days, perfect for al fresco dining or summer evenings. And then there are the spaces that transform everyday life into an experience: the swimming pool with a retractable cover and heated water system, a private oasis surrounded by greenery; the tennis court, for those who love sports or want a place to have fun with friends; the garden, spanning approximately 1,300 square meters, surrounds the house with a natural embrace. Nothing has been left to chance: three generously sized areas are available for managing the laundry/technical area, storage room, and various equipment.

Modern comfort, authentic atmosphere.

The 2019 renovation brought the house to a high level of energy efficiency and quality: external insulation, PVC window frames with double glazing, independent heating with a mixed heat pump system and high-efficiency LPG boiler, 10 kW of photovoltaic system + 20 kW storage battery, charging for electric cars.

The property includes two covered parking spaces, a precious convenience in any season.

A home that becomes a lifestyle.

This villa isn't just a property: it's a way of life. It's the chance to rediscover balance, breathe in nature, and enjoy spaces designed for well-being and conviviality. A place where every day can begin with a different view and end with the feeling of being exactly where you want to be.

Certification

Energy Class: C

Property details

Address: Via Trezzolano

Bedrooms: 3

Bathrooms: 4

Rooms: 7

State of Preservation: Restored

Level: On two-levels

Total Floor: 2

Heating: Heating

Parking: Carport

Age Construction: 2019

Balconies: Present, 5 sq.m.

Terrace: Present, 43 sq.m.

Garden: Private, 1.500 sq.m.



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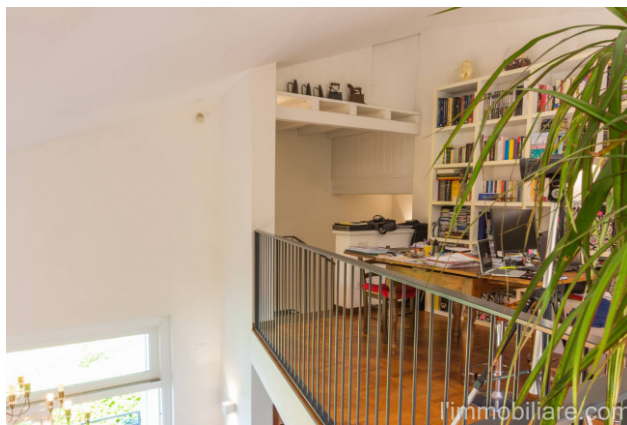
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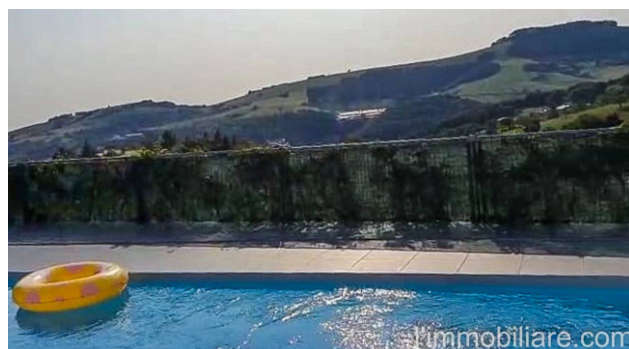
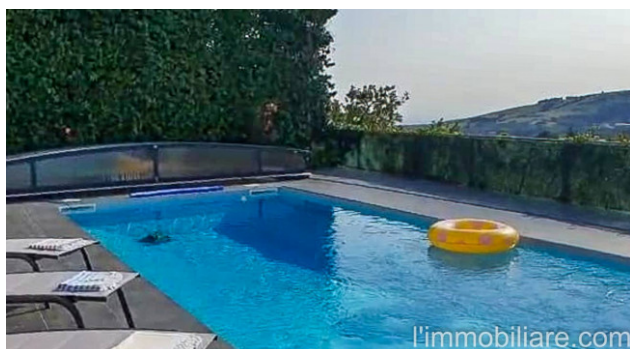
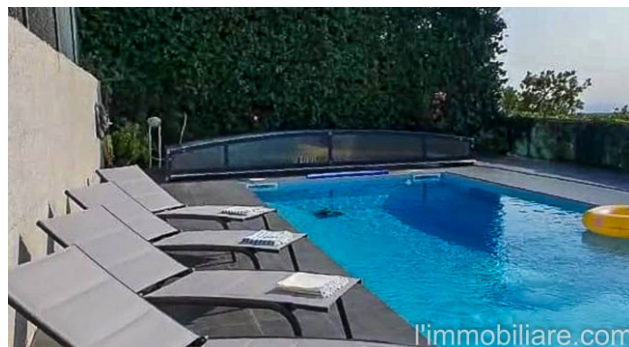
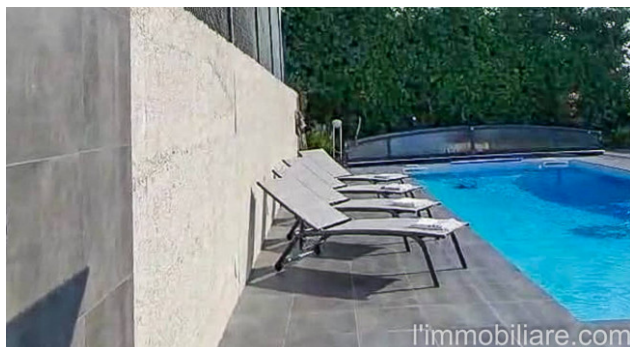
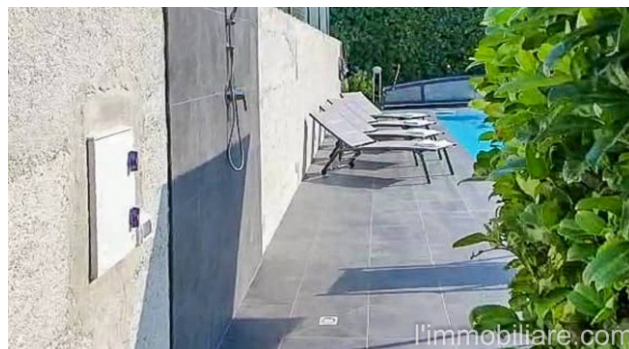
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