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€4,400,000

Extensive 18th C Villa in Parkland Vicenza Veneto



- Main Mansion 4 beds/6 baths
- 2nd unit in annex 2 beds/1 bath
- Original features
- Dating back to 1700
- Study
- Garage
- Loft & Cellar
- Laundry
- Nearest shop 200 metres
- Parkland

Traditional, extensive 1700's villa renovated in the 1980's to a very high standard. The complex is based in Arcugnano Vicenza. It is surrounded by a stunning landscape and is composed by two units. The main mansion with residential characteristics and a second unit flanked on the left hand side of the villa (the annex). Both units face a large park, have distinct characteristics and present prestigious finishes.



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Frontally, a few metres from the villa there is a third unit which is currently used with the function of garage and deposit for gardening tools.

The main body of the villa has been conserved as per the original designs, and it is constituted by ground floor, first floor and the loft.

The original property dates back to 1700, with a subsequent internal and partially external renovation made in 1980, with the purpose of bringing back the rooms' distribution back to its original set-up.

The distribution is as follow:

The ground floor is 225 square metres, entrance, storage room, a large hall with an adjacent dining room which encloses the 35 square metres lodge, a study, a closet, bathroom with dressing room, laundry, kitchen and stairwell lead to the first floor. Part of the structure of the villa has partially exposed wooden beams

From the principal unit, it is possible to acces via the entrance, the second adjacent unit, which is also composed of two floors, where the following are available: bathroom, a large warehouse, thermal power station, storage room, and a perfectly preserved ground floor cellar of approximately 100 square metres.

From the 5 meters deep cloister/arcade of the villa, which protects all the secondary unit, it is possible to access the part of the building, which now accommodates an apartment of 70 square metres. The apartment includes the entrance/living room, separate kitchen, bathroom and two bedrooms. From the living room via a staircase, it is possible to access the upper floor which has been designated as terrace. The terrace communicates with a large arcaded loggia, with ceiling covered in wood beams which stands over partially the arcade and partially the warehouse underneath, which is connected to the entrance of the villa on the ground floor.

- The first floor of the main unit accommodates a large storage room which distributes the four bedrooms, two of which are equipped with a closet and ensuite.

- The under roof is entirely designated as loft

The villa preserves the original installations, therefore the perimetral brickwork is wide and vary from 42 to 83cm from the main structure to 110cm in the basement.

The average internal height is 3 metres.

The internal partitioning walls are relatively deep.

The roof is partially pitched and partially pavilion style with roof tiles.

The internal finishes are prestigious and the external finishes tend to conserve the original style and nature of the building.

The windows are protected by wooden 'balconi' vicentino style which gives the villa a classic finishing in line with the local mansions' style.



Externally the villa benefits from a stunning view of the park and is well-maintained and mature, thanks to its large size, it is possible to take a walk which takes in the unique perspective of the spectacular valley.

Nearest amenities:

- Corner shop 200 metres from the villa
- Bank, post office, town hall less than 3 km
- Large supermarket - 6 km
- Vicenza city centre - 8 km
- Vicenza train station - 7km
- Lago di fimon - 6km

Nearest airports:

Verona - 60km

Venice - 77km

Nearest attractions:

- Cittadella - 31 km
- Padova - 39 km
- Treviso - 78 km
- Bassano del Grappa - 54 km
- Verona - 60 km
- Lake Garda - 90 km
- Dolomites - 150 km
- Milan - 217 km

Price 4,400,000€ (plus 3% marketing/agency fee, plus VAT on marketing/agency fee)

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Vicenza:

Vicenza is situated in the Veneto region of northern Italy represents a unique artistic achievement in the many architectural contributions from Andrea Palladio integrated within its historic fabric and creating its overall character. Through its architecture, the city has exerted exceptional influence on architectural and urban design in most European countries and throughout the world.

Vicenza ancient town plan is visible in the modern town, from the walls that protect the heart of the town, to the public buildings erected from Augustus and the remains of a Roman theatre. The city also prospered under Venetian rule, benefiting from its situation on a major natural communication route. The town became polarized around the four main piazzas that still exist. There had been limited expansion to the east and west in the late 14th century but the city retained its basic form throughout the succeeding centuries. The wealth of its leading citizens resulted in the erection of many lavish buildings, strongly influenced by Venetian taste, but it was the advent of Andrea Palladio that gave Vicenza its enduring form.

Andrea Palladio (1508-80) was profoundly influenced by his study of the surviving monuments of classical Rome and of the works of Vitruvius. For

Vicenza he created both public (Basilica, Loggia del Capitaniato, Teatro Olimpico) and private buildings. A total of 26 individual buildings or parts of buildings known to have been designed or reconstructed by Palladio or attributed to him make up the World Heritage site - 23 in the city itself and three villas in its immediate environs. The palazzi or town houses were fitted into the urban texture of the medieval city, creating picturesque ensembles and continuous street facades in which the Veneto Gothic style combines with Palladio's articulated classicism. These urban compositions closely related to theatre design, which link reality and make-believe, are unique to Vicenza. A similar approach to composition is shown by the location of the suburban villa known as La Rotonda, as seen from the Villa Cricoli.





VIEWING BY APPOINTMENT WITH AGENTS INTERNATIONAL HORIZONS

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