



## Villa Ada with park and swimming pool



### Information de l'agent

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Nom de compagnie:	HomesItalia Ltd
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Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, Italian
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 632,545.8

### Location

Pays:	Italie
État/Région/Province:	Vénétie
Ville:	Fregona
Soumis:	28/07/2023

### Description:

Villa located near Vittorio Veneto, a historic town located in the area of the Prosecco hills, recently become a UNESCO heritage site, close to the Treviso Prealps. It boasts a strategic position with respect to the cities of Venice, Padua, Verona, Cortina d'Ampezzo, Udine and Trieste, with which it is well connected via the motorway network. National and international connections are ensured by the two convenient airports of Treviso and Venice. This area is privileged by tourism linked to art, cultural heritage, food and wine, wellness, nature (lakes, nature reserves, caves, Dolomite passes, via ferrata) and numerous sports activities (golf, hiking, mountain biking, climbing and winter sports).

In a magnificent panoramic position, the villa is immersed in the quiet of the hills 7 km from Vittorio Veneto and is well served by the main roads.

It was built as a single house but could possibly be divided into two units or transformed into a B & B. The property is surrounded by greenery in an environmentally protected area free of agricultural crops and vineyards (no exposure to pesticides).

### CHARACTERISTICS OF THE VILLA



The villa was built as a single house but could possibly be divided into two units or transformed into a B&B. Property surrounded by greenery in an environmentally protected area without agricultural crops and vineyards (no exposure to pesticides). The property is made up of:

Internal composition:

Ground floor: an entrance hall, a study, a large living/dining room, a modern kitchen, a bathroom, a storage room and a cellar

First floor: two bedrooms, a bathroom, a laundry room, a separate room with a double bedroom, a private bathroom and a walk-in closet room

Second floor: attic with a large double bedroom, a second bedroom, a bathroom (to be finished) and a large attic

External composition:

- \* Large veranda with independent equipped kitchen and fireplace
- \* Swimming pool with decking
- \* Large garden
- \* A garage connected to the house.
- \* An outbuilding at the bottom of the garden, now used as 3 garages, but could be transformed into an independent housing unit.

DETAILED \* Ancient residence completely renovated in 2005 with cutting-edge technologies and top quality materials.

- \* Equipped with all modern comforts, this house is characterized by fine finishes and exposed beams.
- \* All rooms enjoy a splendid view of the enchanting surrounding landscape. They are also very bright with exposure to the sun practically all day.
- \* Given the thickness of the outer walls of the house, it is very cool in summer and well insulated from the cold in winter.
- \* All windows are double glazed and the tilt-and-turn type, the living / dining room and the study on the ground floor are characterized by large sliding windows.
- \* The entire ground floor is characterized by a beautiful continuous Palladian flooring, made with precious marbles, without the presence of unsightly joints.
- \* Flooring of the upper floors finished with wooden parquet.
- \* Air conditioning system throughout the house offering the possibility of air conditioning in summer and rapid heating in mid-season.
- \* Fireplace in the living room is a very high efficiency, ventilated monoblock with a forced air system that takes hot air upstairs.
- \* Autonomous methane gas heating, with powerful high efficiency condensing boiler and various control units of Buderus brand (world leader in technological solutions)
- \* Underfloor heating system on the ground floor, while there are modern radiators in every room on the first and second floor. Each room has an independent thermostat for temperature control.



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- \* Solar panels on the roof for hot water with large storage tank.
  - \* Autoclave system equipped with a storage tank that acts as a reserve in case the water supplied by the water company is not available.
  - \* Small wellness sauna.
  - \* Presence of 4 electrical panels placed in different points of the house with differentiated areas and devices protected by circuit breakers and surge arresters.
  - \* Double protection anti-theft system with alarm sensors on all fixtures, volumetric sensors and motion sensors, independent SIM communication system, anti-sabotage device.
  - \* Brand new video surveillance system with cameras in different points that allows you to monitor the house in real time from mobile and deferred from the videos stored 24 hours a day.
  - \* New fully automatic generator set that guarantees continuity of the power supply, with autonomy of 20 hours.
  - \* Entrance gate and garage door remote-controlled.
  - \* Large covered veranda with independent equipped kitchen and fireplace, usable from April to October (and in other periods with the use of gas heating mushroom).
  - \* Swimming pool with decking, with protective cover, equipped with underground technical compartment for automatic cleaning system.
  - \* Mosquito nets mounted on all windows and doors.
  - \* Brand new outdoor mosquito system along the entire property with the use of ecological repellent products.
  - \* Very large rainwater collection tank that allows you to water the garden and vegetable plot at no cost.
  - \* New building / dependance at the bottom of the park of more recent construction, currently used as 3 garages, but could become an independent housing unit in the future. 3 rooms with bathroom could be built to use as a possible B&B activity.
  - \* The property enjoys a beautiful, fenced park, with fruit and ornamental trees, with additional adjacent forest land (possibility of firewood). This land owned by the villa guarantees that, in the future, there is no possibility of building other properties in the vicinity (panoramic view assured) or planting vineyards (no risk of pesticides).

## Location

## Distances

## Cities/Towns/Villages

Treviso 30 km

Venice 63 km

Cortina D'Ampezzo 104 km

## Airports

Canova (Treviso) 42 km

Marco Polo (Venice) 53 km

## Sea



Jesolo 65 km  
Caorle 90 km  
Bibione/Lignano 91km

Lake

Santa Croce 36 km  
Garda 229 km

Roads

A28 & A4 motorway

Region: Veneto

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Vittorio Veneto

A historic town located in the area of the Prosecco hills, recently become a UNESCO heritage site, close to the Treviso Prealps. It boasts a strategic position with respect to the cities of Venice, Padua, Verona, Cortina d'Ampezzo, Udine and Trieste, with which it is well connected via the motorway network. National and international connections are ensured by the two convenient airports of Treviso and Venice. This area is privileged by tourism linked to art, cultural heritage, food and wine, wellness, nature (lakes, nature reserves, caves, Dolomite passes, via ferrata) and numerous sports activities (golf, hiking, hiking, mountain biking, climbing and winter sports).

Points of interest:

- \* Fregona, Grotte di Caglieron 20.5 km
- \* Refrontolo, Molinetto della Croda 15.3 km
- \* Combai, Bosco incantato a Combai 32.2 km
- \* Vedelago, Sorgenti del Sile ed Oasi di Cervara 47.9 km
- \* Bosco del Cansiglio con Campo da Golf 25 Km

## Commun

Chambres: 4  
Salle de bains: 3

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.689.798



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