

# Villa for sale in Montecchio

## Melezzole

### € 190.000

### Ref. 81460



**190 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4**

Nestled in the beautiful countryside of Montecchio, in the Melezzole area, this detached villa is in good overall condition and ready for immediate occupation. On the ground floor, the living area features a large, bright living room and an eat-in kitchen featuring a cozy fireplace. The sleeping area opens onto a magnificent panoramic terrace overlooking the surrounding greenery. Two bedrooms and a bathroom complete the floor. The upper floor features a bedroom with bathroom and two functional attic rooms. The basement is dedicated to socializing and relaxation, featuring a quaint tavern with a fireplace, a bathroom, and a convenient garage with central heating. The property is surrounded by a garden of approximately 1,790 square meters, expertly landscaped and designed for ease of maintenance, and is completed with LPG heating and mains water connection. Situated in a location that guarantees privacy and tranquility, the villa is only about 30 minutes from the E45 motorway, offering the perfect balance between rural living and quick connections to Orte and Amelia.

## Certification

**Energy Class: G**

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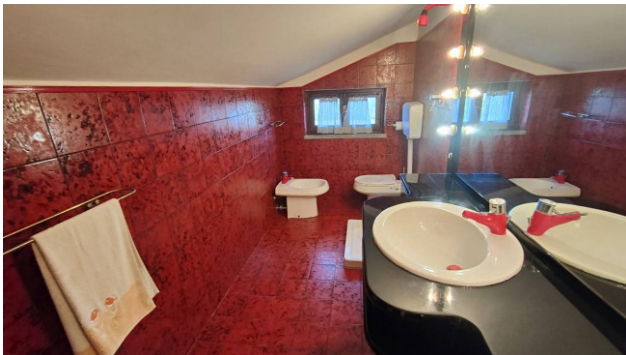
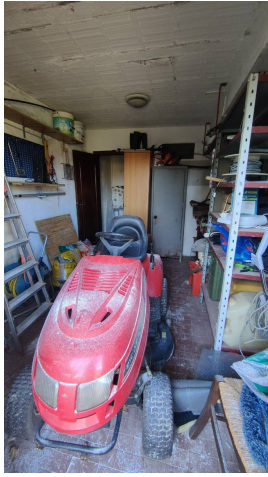
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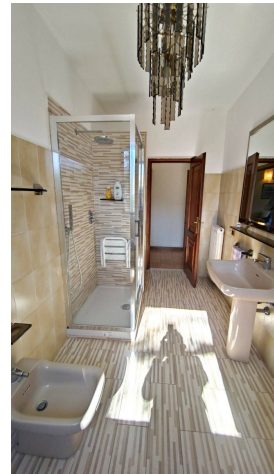
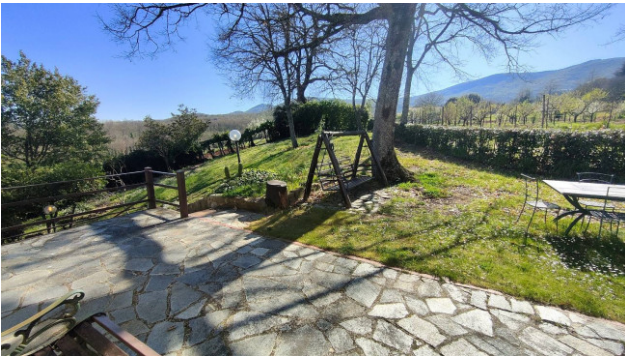
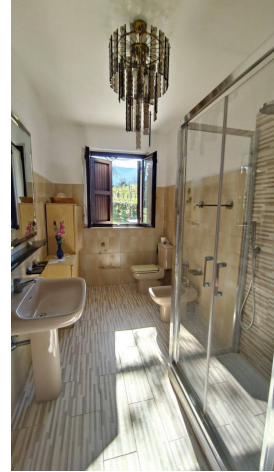
## Features

Code: 81460	Reason: Sale
Categoria: Villa	Address: sp37
Municipality: Montecchio	Zona: Melezzole
Total Square Meters: 190 sq.m.	: 189.00
Bedrooms: 3	Bathrooms: 3
Rooms: 4	State of Preservation: Good
Level: Buildings	Total Floor: 3
Heating: Heating	Age Construction: 1995
Terrace: Present	Kitchen: Regular Kitchen
Box: Single	

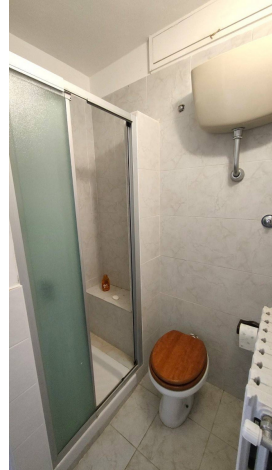


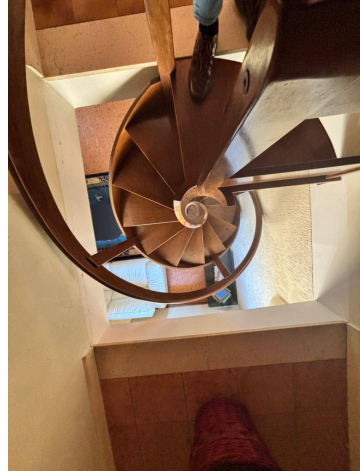
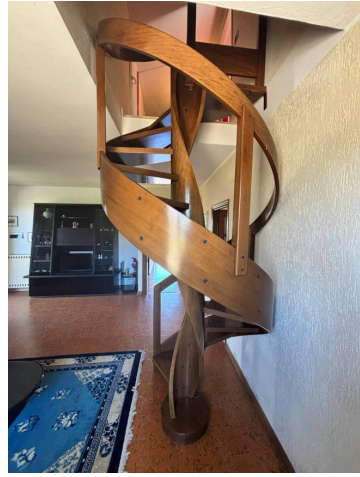
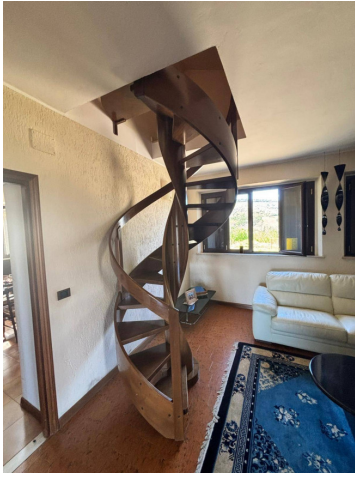












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