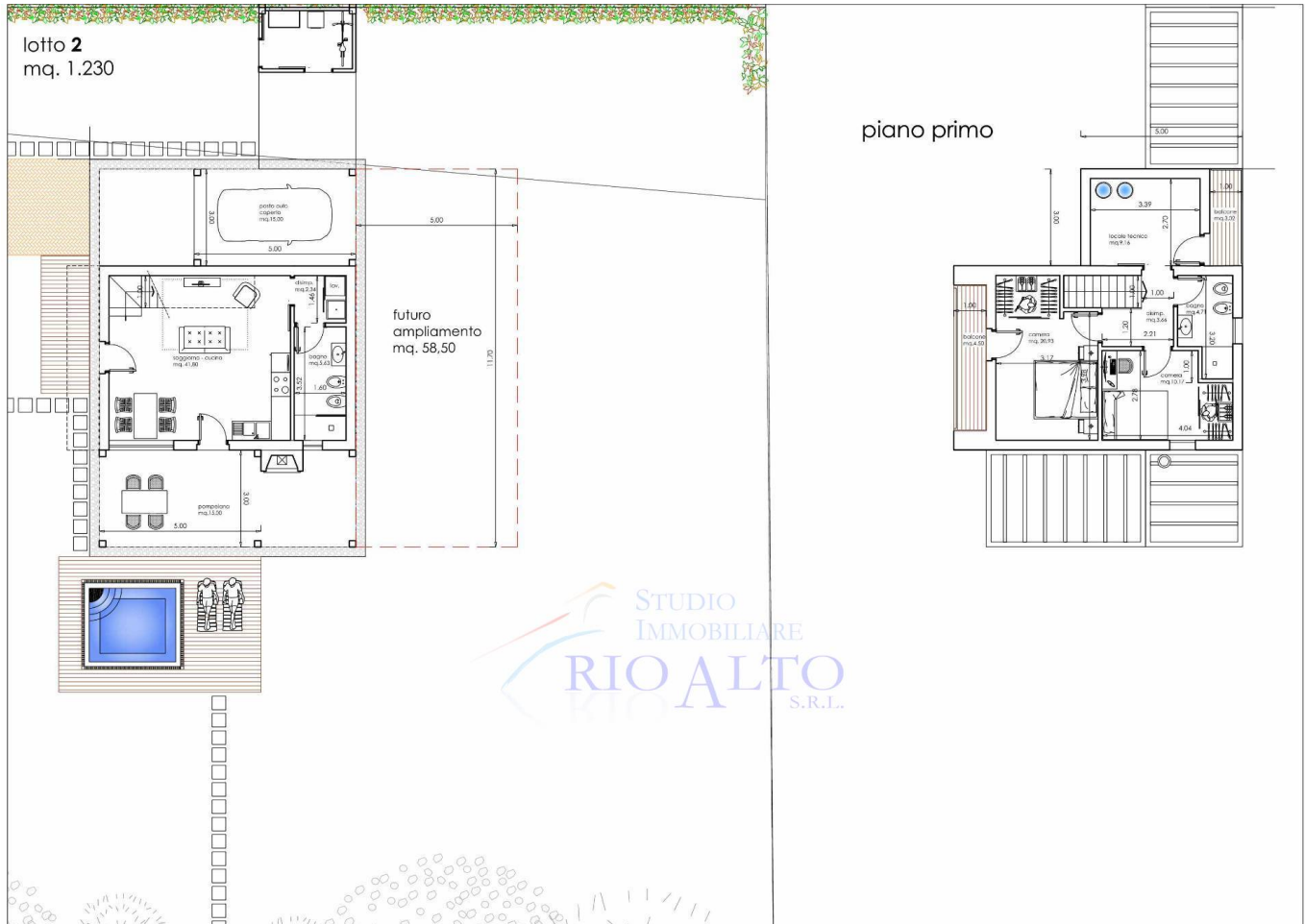


## Villa for Sale to Venezia Area: Mestre



### 130 square meters | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

Venice - Favaro

In a quiet and well-served area, we offer a detached villa built using green building techniques on a plot of over 1,200 square meters.

The home is spread over two levels and offers a modern and sustainable environment, with spaces designed for comfort and flexibility. On the ground floor we find a large living room with open kitchen and a bathroom with shower.

On the first floor there is a spacious double bedroom with walk-in closet and a single bedroom as well as a second bathroom with shower.

The villa is completed by a single garage and a Pompeian of approximately 15 m<sup>2</sup>.

The modular design allows for future expansion of the living area, adding additional bedrooms or creating a small, independent ground-floor apartment. This is ideal for parents or family members who want to live close by while maintaining independence and convenience, thanks also to the large garden of over 1,000 square meters.

The property will be prepared for the installation of a hydromassage pool, a sauna with shower, and a shed for tools, bicycles, or motorbikes.

A unique opportunity for those seeking a modern, eco-friendly, and customizable villa, surrounded by greenery yet close to all of Mestre's amenities.

Asking price €380.00

Reference ME002

Energy class A4

## Certifications

Energy Class/Level:

## Property details

<b>Code:</b> ME002	<b>Reason:</b> Sale
<b>Typology:</b> Villa	<b>Region:</b> Veneto
<b>Province:</b> Venezia	<b>Municipality:</b> Venezia
<b>Area:</b> Mestre	<b>Price:</b> asking price € 380.000
<b>Surface:</b> 130 square meters	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 2	<b>Rooms:</b> 5
<b>Conditions:</b> Excellent	<b>Floor:</b> Duplex
<b>Number of Floor:</b> 2	<b>Independent Heating System:</b> Independent
<b>Parking Space:</b> Indoor	<b>Building Year:</b> 2026
<b>Balconies:</b> Yes	<b>Terrace:</b> Yes
<b>Garden:</b> Private	<b>Kitchen:</b> Open-Plan Kitchen
<b>Box:</b> Single, 15 square meters	

## Features

Tv Antenna: No	ADSL Coverage	Air-Conditioning
Keys: Yes	Bathroom: Shower	

## Nearby

Gyms	Spa	Soccer Fields	Fitness Centers
Sports Complex	Bike Lanes	Playgrounds	Public Transport
Kindergarten	Elementary Schools	Schools	High Schools
Cafe	Post Offices	Shopping Centers	Municipal Offices

