

## Villa for Sale to Venezia Area: Mestre



**100 square meters | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5**

Venice - Favaro

In a quiet and well-served area, we offer a green building villa.

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 m2.

The modular design allows for the living area to be expanded in the future, adding additional bedrooms. This is ideal for parents or family members who want to live close to home while maintaining independence and comfort, thanks also to the large private gardens.

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 starting from €300,000.00

Reference ME019

Energy class A4

## Certifications

Energy Class/Level:

## Property details

|                                      |                                                |
|--------------------------------------|------------------------------------------------|
| <b>Code:</b> ME019                   | <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> € 300.000                        |
| <b>Surface:</b> 100 square meters    | <b>Bedrooms:</b> 2                             |
| <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        | Railway Station  |
| Public Transport  | Kindergarten | Elementary Schools | Schools          |
| High Schools      | Cafe         | Post Offices       | Shopping Centers |
| Municipal Offices |              |                    |                  |

