# Veneto

## Rocca Pietore

Ref. 5493: Rocca Pietore Falcade Villa
Asking Price: € 347.000



# Description

Are you looking for a house but don't want a flat with all the stress of a condominium? Then this small villa with a large garage and a private open space is the perfect solution for you.

The house is spread over three levels.
You can reach the flat via the main door on the ground floor, or via the convenient internal staircase from the garage to the attic floor.

The flat consists of two bedrooms, a bathroom with window and a spacious living room with kitchenette and terrace.
The garage has a cadastral area of 50 m² and is equipped with a cellar and laundry room.

The attic floor is currently unfinished, but there is the possibility of obtaining additional living space.

The house is equipped with an autonomous LPG boiler and a traditional brick stube installed in the living area. The property is completed by an exclusive open space, which is partly used as a green space.

Excluded from the sale is the small detached garage under the garden.

From the house you can enjoy extraordinary views of the Marmolada, the Cime d'Auta and Monte Cernera towards Selva di Cadore.
The house is in Col di Rocca, a characteristic and well-kept village halfway between Rocca Pietore and Sottoguda, with views of Monte Sasso Bianco on one side and the relief of the Sass Negher on the other.
It can be reached via the convenient provincial road leading to the Marmolada and the Fedaia Pass or via the municipal road that runs along the forest through the small village of Sorarù.

Col di Rocca is the perfect base for living in the mountains or spending short holiday periods: several hiking trails start here, and it is only 5 km from the Malga Ciapela and Marmolada lifts, the access point for the Sellaronda ski tour.

Visits to the property must be arranged in advance, as it is currently occupied by the owner.

# Pictures







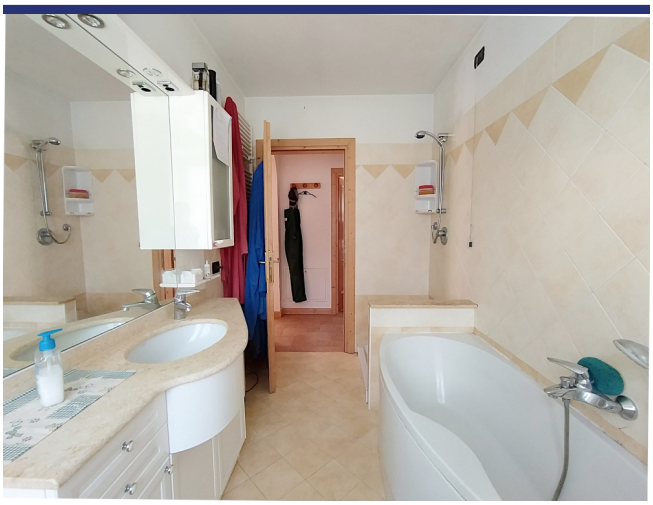


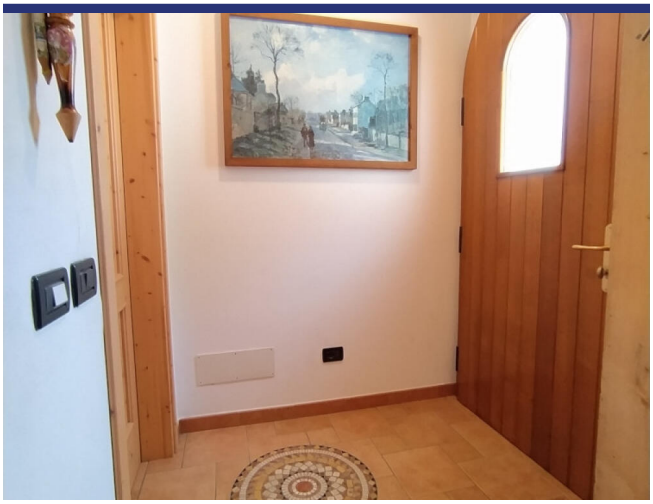




























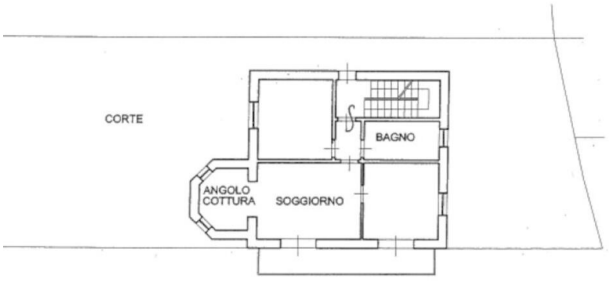
IDO Hm= 2.40



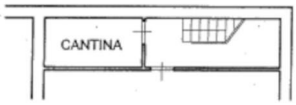

PIANO TERRA H= 2.45




O PRIMO H= 2.55



PIANO TERRA H= 2.45



# Location & Details




(Map does not indicate the exact location of the property)

- Reference: 5493
- Villa/Farmhouse
- Panoramic View
- Balcony
- Central Heating
- Garage: Yes
- Asking Price: € 347.000

- Floorspace: 146 $m^2$
- Bedrooms: 2
- Bathrooms: 1
- Rental Potential: Good
- Condition of the Property: Very good
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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