

Villa for sale in Roveredo in Piano

€ 670.000

Ref. usa27785057



410 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 15

ROVEREDO IN PIANO - CENTRAL AREA prestigious oasis in the heart of Roveredo.

Located in one of the most sought-after and central areas of Roveredo in Piano-perfectly convenient to all local amenities and just steps from the bus stop connecting to Pordenone city center-we offer for sale this **exclusive luxury villa** set within a beautifully landscaped **1,000 sqm garden**.

The property stands out for its superior construction quality, spacious and light-filled rooms, impeccable maintenance, and a refined style that flows throughout.

The villa is spread across multiple levels:

- **Level 1 (approx. 160 sqm - Ground Floor & Raised Floor):** A spacious living and dining area featuring an elegant fireplace, with direct access to porches-one of which includes an outdoor barbecue. It features a separate eat-in kitchen, a large double windowed bathroom, and a dedicated walk-in closet/laundry room. The sleeping area includes a large single bedroom and two double bedrooms, including a master suite with a private foyer, en-suite windowed bathroom, and access to an exclusive veranda overlooking the garden.
- **Level 2 (approx. 56 sqm - First Floor):** A private suite perfect for hosting friends or family, consisting of a single bedroom with a panoramic terrace, a double bedroom with storage space, and a large bathroom with a shower and terrace.
- **Level 3 (approx. 160 sqm - Lower Ground & Basement):** This level features an independent entrance and includes a large multipurpose room with an impressive fireplace (currently used as a "taverna"). With plenty of natural light, it is ideal for a home cinema, second lounge, or playroom. It also includes a **25 sqm private office**, perfect for professionals or for use

as a library/home gym. The floor is completed by a bathroom with a shower, cellars, laundry room, utility room, and a **4-car garage**.

Every detail has been meticulously crafted by master artisans, from the charming wooden-beamed porches to the high-end finishes. This villa is the perfect solution for those seeking **privacy and convenience** without sacrificing the space of an exclusive, versatile residence-ideal for a modern, dynamic lifestyle and the heart of a welcoming family.

Certification

Energy Rating: C

EPgInr: 94.21 kwh/□

Features

Code: usa27785057

Reason: Sale

Categoria: Villa

Address: via xx settembre, 20A

Zip Code: 33080

Municipality: Roveredo in Piano

Total Square Meters: 410 sq.m.

Bedrooms: 5

Bathrooms: 4

Rooms: 15

State of Preservation: Excellent

Total Floor: 1

Heating: Heating

Parking: Carport

Age Construction: 1990

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Regular Kitchen

Box: Quadruple

Terrace

Tv Antenna

Tv SAT

Closet

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring

Shower

Wooden Window Frames

Nearby

Gyms

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

Post Offices

Municipal Offices



