



## Superb 3 Bed Townhouse For Sale in San Leonardo Valcellina Pordenone Italy



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 269,902.26

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Friuli Venezia Giulia
Ταχυδρομικός κωδικός:	33086
Δημοσιεύθηκε:	01/02/2025

### Περιγραφή:

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Esales Property ID: es5553445

Via Del Bosco 20/D  
San Leonardo Valcellina  
Pordenone  
33086  
Italy

With its glorious natural scenery, warm climate, welcoming culture and low cost of living, Italy is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world.

Charming 3 bedroom, 3 bath detached townhouse in scenic rural village in Friuli-Venezia-Giulia region of Italy. Main floor consists of kitchen, large walk-in pantry, living room, dining room, bathroom, and storage area. Second floor has three bedrooms, bathroom, attic space and loft storage.

Basement contains family room, office/possible 4th bedroom, bathroom/laundry room. Attached 1-car garage. Garden is gated and fenced with additional parking pad behind gate. Kitchen cabinets remain



with house. Covered patio with ceiling fans.

Stunning views of mountains and surrounding countryside from patio and balcony. Excellent area for bicycling, horseback riding, and golf. Located at foot of Dolomite Alps with easy access to downhill and cross country skiing, mountain lakes and national parks. Less than two hours from Austria and Slovenia. One hour from Venice and Trieste. Train and bus service nearby..

## ABOUT THE AREA

The village of San Leonardo Valcellina belongs to the municipality of Montereale Valcellina, in the province of Pordenone, region Friuli-Venezia Giulia.

The province of Pordenone is located in the western area of Friuli Venezia Giulia, on the border with Veneto, enclosed between the Carnic Prealps and the plains surrounded by the Tagliamento and Livenza rivers. The Pordenone area crosses valleys, hills and plains offering a great variety of landscapes and enchanting sceneries.

The mountains, of a Dolomite nature, have impenetrable gorges, narrow and deep valleys and host tourist resorts of strong appeal, including the modern and well-equipped area of Piancavallo. Typical landscapes of the foothills are the 'magredi', impressive expanses of gravel and pebbles, views that have remained unchanged over the centuries that envelop, in a timeless atmosphere, characteristic villages such as Cordenons, San Quirino, Vivaro, and Zoppola.

Spectacular karst phenomena such as the Gorgazzo river sources can be admired in the hilly and flat area. The river is famous for its turquoise and blue water.

Protected areas of particular importance are the Regional Park of the Friulian Dolomites, well known for its beauty, the Naturalistic Park of San Floriano, characteristic for its natural landscapes, and the Noncello River Park that crosses the city of Pordenone.

In addition to the natural attractions, the province contains characteristic villages and art treasures that blend the Friulian culture with Venetian and Austrian influences. There are also many testimonies of the past: from the prehistoric site of Palù della Santissima to the city of Pordenone, from the village of Sacile to the castle of Spilimbergo. Signs of a complex history are everywhere.

This land has also unmistakable flavours: the local gastronomic traditions, the authenticity of the typical products and a wide range of wines, which will satisfy every form of gluttony.

## MAIN FEATURES:

- 3 Bedrooms
- 3 Bathrooms
- 180m<sup>2</sup> of luxury living
- 500m<sup>2</sup> plot.
- Stunning views



- Massive potential in the commercial rental market
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Italy

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## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	180 τ.μ
Μέγεθος αυλής:	500 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/UAJM-T1517/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T1517/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 18703-es5553445

